

Sum of Total	Column Labels									
Row Labels	1	2	3	4	5	A	B	C	D	m (blank)
Interior	23,450	5,290	6,850	18,205	55,350					10,750
Rainwater Goods		11,720	9,210	6,250	3,000				200	500
Roof	29,400	32,975	2,250	4,625	9,375					52,655
Services	300				0					
Walls	2,650	33,805	33,510	39,345	7,275					1,125
Windows / Doors		16,200	50,725	50,200	14,750					5,100
Windows/Doors		200		450	1,250					1,250
Grand Total	55,800	100,190	102,545	119,075	91,000				200	71,380

Grand Total

119,895

30,880

131,280

300

117,710

136,975

3,150

540,190

Location	Element	Clause	Description	Priority	Responsibility	Quantity	Unit	Rate	Total
Packing House	Roof	3.1.1	Roofs		B				
Packing House	Roof	3.1.1.1	Roof covering comprises of Staffordshire blue clay plain tiles.						£ -
Packing House	Roof	3.1.1.2	Approximately 10 tiles broken or missing on south side are in need of replacement	2		10	nr		50 £ 500.00
Packing House	Roof	3.1.1.3	Approximately 15 tiles broken or missing on north side need to be replaced	2		15	nr		50 £ 750.00
Packing House	Roof	3.1.1.4	Ridge is mortar bedded clay units, some vented. All units in place and mortar appears satisfactory. Some undulation in ridge line but appears stable.						£ -
Packing House	Roof	3.1.1.5	Breathable sarking felt appeared satisfactory with a plastic eaves tray lapped into the gutters						£ -
		3.1.1.6	At the eaves the clay tile under-course comprises of cut reclaimed units that are unfixed and held only by the weight of the tile above. As a consequence a few have slipped into the gutter. In the short term tiles should be put back into position. In the long term Eaves should be stripped and reduced length eaves tiles installed with fixings.	3		1	Item		1000 £ 1,000.00
Packing House	Roof			4					£ -
Packing House	Rainwater Goods	3.1.2	Rainwater Goods		B				
Packing House	Rainwater Goods	3.1.2.1	Gutters are cast-iron Ogee and appear well decorated apart from some minor chipping at the joints.						£ -
Packing House	Rainwater Goods	3.1.2.2	On the south side two gutter joints are leaking in the centre of the line and need to be re-sealed.	3		1	Item		50 £ 50.00
Packing House	Rainwater Goods	3.1.2.3	2 cast-iron downpipes on the south side were satisfactory. One deposits into a gully (which was clear) and the other deposits onto the cobbled hardstanding. Falls generally run away from the building but the arrangement may be contributing ot dsampness in the wall at low level. Ideally this should be formalised with a gully which will also help with ice risk..	4		1	Item		3000 £ 3,000.00
Packing House	Rainwater Goods	3.1.2.4	On the north side, the cast-iron gutter appeared to be satisfactory.	2					£ -
Packing House	Rainwater Goods	3.1.2.5	2 cast-iron downpies on the north side appeared satisfactory and deposit water onto the roof of a lower lean-to.						£ -
Packing House	Walls	3.1.3	Walls		B				
Packing House	Walls	3.1.3.1	Original brickwork set in a stretcher bond but with alternating headers every fourth course.						£ -
Packing House	Walls	3.1.3.2	Mortar and bricks are in place however mortar is cement-based and has probably been pointed over the original lime. The brick face will suffer accelerated erosion as a result.						£ -
Packing House	Walls	3.1.3.3	SW Elevation – at the south end a number of bricks have been replaced at high level where presumably bricks had spalled.						£ -
Packing House	Walls	3.1.3.4	Openings on the ground floor have been heavily modified in the past and there are some signs of stress on the corbels supporting exposed steel beams, and previous cracks have been pointed with cement. Cracking to be monitored.	4		1	Item		£ -
Packing House	Walls	3.1.3.5	There are some isolated areas of recessed mortar at low level that would benefit from re-pointing with lime.	3		1	m2		150 £ 150.00
Packing House	Walls	3.1.3.6	NE and SE Elevations – brickwork was satisfactory, albeit mortar is again cement based. Verge pointing on the gable has crazed slightly but remains in place.						£ -
Packing House	Walls	3.1.3.7	NW Elevation – the angled gable faces the canal. The verge detail is close cut with minimal overhang to protect the gable wall. Cement pointing has cracked and has been lost in some areas, and should be repointed.	3		3	m		75 £ 225.00
Packing House	Walls	3.1.3.8	At low level there are two large openings which would have originally been loading doors, and the sills have been built up. Some isolated areas of repointing are required.	3		2	m		250 £ 500.00
Packing House	Windows/Doors	3.1.4	Windows and Doors		B				
Packing House	Windows/Doors	3.1.4.1	The building is fenestrated with brick arch-head openings. Windows are timber-framed.						£ -
Packing House	Windows/Doors	3.1.4.2	SW elevation - first floor windows are timber framed with bottom-hung opening hoppers at the top of the window, and timber glazing bars throughout. Decoration is flaking to some of the sills and some minor rot has set in at the bottom corner joints.			1	Item		500 £ 500.00
Packing House	Windows/Doors	3.1.4.3	Old sandstone sills are now flush with the wall however remnants of a sill projection on the southernmost window suggest these have been dressed back. Reinstatement of sills would be preferable.	5		1	Item		250 £ 250.00
Packing House	Windows/Doors	3.1.4.4	Internally, timber casement stays are loose and should be secured.	4		1	Item		100 £ 100.00
Packing House	Windows/Doors	3.1.4.5	Ground floor windows have been formed from larger full height openings. Decoration is satisfactory.						
Packing House	Windows/Doors	3.1.4.6	At ground floor the southernmost door consists of 3 sets of leaves. The outermost sliding barn door and pair of vertical planked doors within are painted but the finish is peeling at low level and should be renewed. The glazed door within this operates well but being softwood timber, requires some form of finish	4		1	Item		350 £ 350.00
Packing House	Windows/Doors	3.1.4.7	2 further sets of doors on this side are adequately decorated.						£ -
Packing House	Windows/Doors	3.1.4.8	SE elevation – windows are timber framed with bottom-hung opening hoppers at the top of the window and narrow glazing bars. Decoration is generally good						
Packing House	Windows/Doors	3.1.4.9	A central opening on the ground floor has a vertical planked door which is no longer used. The door is a poor fit to the frame but decoration is satisfactory.			1	nr		750 £ 750.00
Packing House	Windows/Doors	3.1.4.10	NW elevation (to canal) – large arched openings (presumably originally loading doors) contain timber single-glazed framed windows with bottom-hung hoppers located at thigh height. Hoppers operate satisfactorily but stays appear to have been removed. One pane is cracked in the southernmost window but remains in place.	5		1	Item		1000 £ 1,000.00
Packing House	Windows/Doors	3.1.4.11	No markings were visible to suggest the glazing is toughened and glass below 800mm should at least be treated with safety film, especially in areas such as this where impact is a high risk.	2		1	Item		200 £ 200.00
Packing House	Windows/Doors	3.1.4.12	NE elevation – two windows at ground floor were satisfactory and ar well sheltered by the lean-to structure.						
Packing House	Windows/Doors	3.1.4.13	A single opening has a modern vertical planked door in good condition.						
Packing House	Interior	3.1.5	Interior		B				
Packing House	Interior	3.1.5.1	GF Shop – exposed timber ceiling is the structural floor above, carried on a central arcade of cast-iron columns. Old limewash has largely faded.						
Packing House	Interior	3.1.5.2	Walls are painted brickwork. Although the finish appears to be modern emulsion it appears to have been painted over previous layers of limewash, and may trap moisture. Hairline cracking is visible above internal openings. Brickwork to arch above NE facing window would benefit from limited pointing.	3		1	m		75 £ 75.00
Packing House	Interior	3.1.5.3	Flooring is pine floorboards and appeared satisfactory, with a shallow ramp down into the adjacent space that would benefit from a handrail.	5		1	Item		250 £ 250.00
Packing House	Interior	3.1.5.4	GF Exhibition Space – unfinished ceiling timbers are exposed and appear satisfactory with herringbone strutting.						
Packing House	Interior	3.1.5.5	Walls are painted brickwork with some movement apparent around joist ends in the internal wall. Low level damp has affected the wall in the south corner where ground levels are high externally but this would be difficult to amend. Redecoration with finishes such as limewash and silicate paints would be better used to allow the wall construction to breathe.	4		1	Item		1250 £ 1,250.00
Packing House	Interior	3.1.5.6	Flooring consists of pine boards and was generally satisfactory.						
Packing House	Interior	3.1.5.7	GF Kiln/Store – The NW end of the building has been partitioned off to accommodate the kilns and general storage. Ceiling is unfinished exposed timber.						
Packing House	Interior	3.1.5.8	Walls are painted brickwork. The NE wall has been affected by water running down from the floor above which has also water stained the ceiling joist adjacent to the wall. The sink above should be better sealed to prevent rot in the timber.	2		1	Item		1500 £ 1,500.00
Packing House	Interior	3.1.5.9	Flooring is exposed pine floorboards and was satisfactory.						
Packing House	Interior	3.1.5.10	GF WC – The small space has white painted plasterboard on internal walls and painted brick on the external wall. The latter is heavily affected by dampness which is likely to be exacerbated by modern paint finishes.Redecoration and better ventilation is required	4		1	Item		300 £ 300.00
Packing House	Interior	3.1.5.11	Sanitaryware is satisfactory however the sink does not have a splashback and this will be contributing to the damp issues. A splashback should be fitted.	4		1	Item		100 £ 100.00
Packing House	Interior	3.1.5.12	Flooring is sheet vinyl and will trap moisture within the structure. A breathable finish would be preferable.	5		5	m2		80 £ 400.00
Packing House	Interior	3.1.5.13	FF Main Studio – Primary timber trusses are exposed within a vaulted ceiling space. Purling carried by the trusses are built into the gable ends of the building and this will make the vulnerable to dampness in the wall. There did not seem to be any signs of significant crushing however.						
Packing House	Interior	3.1.5.14	Joints on the trusses and purlins have opened up slightly but the structure appeared stable. Some timbers had shakes which will not affect performance.						
Packing House	Interior	3.1.5.15	There was water-staining to purlins around the rooflights but they did not appear damp and staining may pre-date the existing rooflights.						
Packing House	Interior	3.1.5.16	Rafters are underdrawn with painted fibreboard panelling which appeared satisfactory.						
Packing House	Interior	3.1.5.17	Walls are painted brickwork. Hairline cracking is evident where purlins are built into the internal wall, and along the NE side of the room. The cause is likely to be thermal movement – traditionally constructed brick walls were inherently flexible due to the use of lime mortar and movement joints were not required. Cement based mortars have probably been used and some point which are brittle and crack easily. Cracks should nevertheless be monitored going forward.	4		1	Item		£ -
Packing House	Interior	3.1.5.18	A hairline crack is visible above the central window on the SW elevation and should be monitored.	4		1	Item		£ -
Packing House	Interior	3.1.5.19	Floor boards have been overlaid with a sacrificial layer of sheet plywood. The surface is generally satisfactory with no significant raised edges.						
Packing House	Interior	3.1.5.20	In the north corner a wet area has been laid with sheet vinyl which is ripped in the centre and does not provide adequate waterproofing to the floor below. Vinyl should be replaced and new material better detailed around the sink legs and pipework to prevent water damage.	2		8	m2		80 £ 640.00
Packing House	Interior	3.1.5.21	Sinks should also be fitted with splashbacks as dampness is affecting the fabric above them.	2		3	nr		150 £ 450.00
Packing House	Interior	3.1.5.22	In the west corner the kitchenette is fitted with modern units which are satisfactory.						£ -
Packing House	Interior	3.1.5.23	FF Office/Library – The area has been partitioned and fitted with a mezzanine level using birch plywood panelled construction. It is not known if the installation has been retrofitted but an 'inner room' situation has been created. The fire risk assessment may need to be updated accordingly.	2		1	Item		£ -
Packing House	Interior	3.1.5.24	The ceiling is a similar construction to the adjacent room with purlins and panelling between. Condition is satisfactory.						

Packing House	Interior	3.1.5.25	Walls are painted brickwork. Cracking above the windows on the gable end may be indicative of roof spread and should be monitored.	4		1	Item		£	-
Packing House	Interior	3.1.5.26	Flooring is sheet plywood and appeared satisfactory.							
Packing House	Services	3.1.6	Services	A						
Packing House	Services	3.1.6.1	Services are generally exposed and electrical containment is fixed to the underside of the first floor joists and roof trusses.							
Packing House	Services	3.1.6.2	Lighting consists of a combination of led battens and hanging pendants, with adjustable spotlighting in the shop.							
Packing House	Services	3.1.6.3	Gas and water pipework is exposed and runs around the rooms at high level.							
Packing House	Services	3.1.6.4	Heating is provided by way of conventional radiators located around the perimeter of the spaces, and was reported to be effective.							
Packing House	Roof	3.2.1	Roofs	B						
Packing House	Roof	3.2.1.1	Roof covering comprises of Staffordshire blue clay plain tiles.							
Packing House	Roof	3.2.1.2	SE slope – 3 tiles are missing or broken and need to be replaced. More are chipped but head laps are not compromised.	2		3	nr	50	£	150.00
Packing House	Roof	3.2.1.3	With even coursing set out from the eaves the head courses on both sides are not parallel with the ridge suggesting the building is perhaps slightly wider at the gable end. Cover lap on the head course is compromised.			60	m	150	£	9,000.00
Packing House	Roof	3.2.1.4	Ridge comprises of blue capped units that have been spot bedded. Adhesion is likely to be poor and the ridge should be checked for stability. Given the above remark, re-laying the ridge is likely to be necessary	2			m			
Packing House	Roof	3.2.1.5	NW Slope – approximately 10 tiles are broken and need to be replaced.			10	nr	50	£	500.00
Packing House	Roof	3.2.1.6	Sarking felt appeared to be woven breathable type but completeness could not be verified.							
Packing House	Roof	3.2.1.7	At the SW end the roof abuts a parapet upstand that projects through the roof and the junction is weathered with lead stepped flashings which were in place. A small area of the chase needs repointing at the apex	3		7	m	100	£	700.00
Packing House	Roof	3.2.1.8	At the NE end the verge is a close-cut traditional pointed detail and mortar appeared satisfactory							
Packing House	Rainwater Goods	3.2.2	Rainwater Goods	B						
Packing House	Rainwater Goods	3.2.2.1	Gutters are cast-iron Ogee profiled and appear well decorated. The gutter lines were clear.							
Packing House	Rainwater Goods	3.2.2.2	SE Elevation – The gutter backfalls away from the downpipe at the north end due to lack of support. Adjustment of the falls is needed.	m		1	Item	200	£	200.00
Packing House	Rainwater Goods	3.2.2.3	The gutter joint is marked over the 6 th window from the east end and may be leaking. The joint needs to be re-sealed.	3		1	Item	75	£	75.00
Packing House	Rainwater Goods	3.2.2.4	2 cast-iron downpipes were satisfactory, and where one deposits into a channel across the adopted footway int the road, the other would benefit from the installation of a gully.	4		1	nr	3000	£	3,000.00
Packing House	Rainwater Goods	3.2.2.5	NW Elevation - There were no signs of leaks on either the gutter or the wall beneath.							
Packing House	Rainwater Goods	3.2.2.6	Thegutter is served by a single central downpipe which whilst in good condition may struggle to cope with the run-off from such a large roof area. Capacity checks should be made in heavy rainfall.	5		1	Item		£	-
Packing House	Walls	3.1.3	Walls	B						
Packing House	Walls	3.1.3.1	The walls are constructed of red brick with vertical piers in Flemish bond and recessed infill panels in an English bond between.							
Packing House	Walls	3.1.3.2	SE Elevation – brick and mortar are generally in place although there is pattern-staining beneath windows du to increase run off in these areas. Some dampness in the south corner is being caused by run-off from the downpipe. The shoe could be amended to improve this.	4		1	Item	750	£	750.00
Packing House	Walls	3.1.3.3	Lintels are exposed concrete and apart from some light spalling to the upper floor windows, were satisfactory.							
Packing House	Walls	3.1.3.4	Ground levels on this side of the building are generally high compared to internal floor level, but would be difficult to alter given the façade is immediately at the back of the adopted footway.							
Packing House	Walls	3.1.3.5	NE Elevation – The gable end is constructed in an English bond with little in the way of detailing. There is spalling and slight recession of mortar at high level, but nothing that requires action at this time.							
Packing House	Walls	3.1.3.6	A single fire escape door has been inserted into the centre of the gable at first floor. The adaptation of the lintel appears crude and there may be some unsupported brickwork here. A new lintel should be inserted.	3		1	nr	750	£	750.00
Packing House	Walls	3.1.3.7	The painted steel escape stair is supported off large gallows brackets and appeared to be sound with very light disruption of the finish on the stringers.							
Packing House	Walls	3.1.3.8	The chimney to the gable end is satisfactory apart from the flaunching which has cracked and should be repaired. Flashings at the base of the chimney appeared satisfactory.	3		1	Item	500	£	500.00
Packing House	Walls	3.1.3.9	NW Elevation. The rear of the building is plainly detailed and the wall surface is generally flush and constructed in an English bond.							
Packing House	Walls	3.1.3.10	There are some spalling bricks and poor mortar where openings have been bricked up at the south end, and this could be improved.	4		10	nr	35	£	350.00
Packing House	Walls	3.1.3.11	Concrete lintels are again exposed but in poor condition than the front of the building. Several have already been repaired but there are 3 more that require repair, with cracking likely due to corrosion of the internal reinforcement.	3		3	nr	750	£	2,250.00
Packing House	Walls	3.2.4	Windows and Doors	C						
Plate Shop	Windows / Doors	3.2.4.1	The windows are larger here than those of the original Victorian parts of the building but are still constructed of single glazed timber frames with inward opening hoppers set into the upper frames.							
Plate Shop	Windows / Doors	3.2.4.2	SE Elevation – GF windows have poor decoration and cracked putty, particularly on the lower rails where wet rot is setting in. Frames need to be redecorated and putty renewed	2		1	Item	1000	£	1,000.00
Plate Shop	Windows / Doors	3.2.4.3	Upper floor windows are surviving better but some disruption is visible around the joints.	4		1	PS	10000	£	10,000.00
Plate Shop	Windows / Doors	3.2.4.4	NE Elevation – the FF fire escape door is vertically planked with external strap hinges. The door is positioned on the outer edge of the reveal, almost flush with the brickwork, but condition is satisfactory.							
Plate Shop	Windows / Doors	3.2.4.5	NW Elevation – windows to the ground floor are again poor with bottom rails and glazing bars heavily affected by rot. Repairs are needed	2		1	Item	1000	£	1,000.00
Plate Shop	Windows / Doors	3.2.4.6	Upper floor windows are again faring better but redecoration at the least is required.	4		1	PS	10000	£	10,000.00
Plate Shop	Interior	3.2.5	Interior	B						
Plate Shop	Interior	3.2.5.1	GF Retail area – the space is a single large open plan area. The ceiling is the exposed structure of the floor below, comprising of large steel beams spanning front to back and timber joists with herringbone strutting between.							
Plate Shop	Interior	3.2.5.2	Fire protection would normally be require to exposed first floor structural steel but presumably the arrangement was permitted by building control when the space was converted to a retail space. Subsequent subdivision of upstairs spaces may have a bearing on this situation and the fire strategy may need to be reviewed.	2		1	Item		£	-
Plate Shop	Interior	3.2.5.3	Steelwork has some surface corrosion. Beams should be descaled and redecorated.			1	Item	2500	£	2,500.00
Plate Shop	Interior	3.2.5.4	Walls are painted brick and the finish appears to be modern emulsion. Hairline cracking is visible around some of the beam padstones but movement is likely to be seasonal in the absence of properly formed movement joints. Cracking should nevertheless be monitored.	4		1	Item		£	-
Plate Shop	Interior	3.2.5.5	Flooring consists of pine floorboards which were even and satisfactory. There is an absence of airbricks externally at low level and with ground levels high on the Port Street elevation one might expect some deterioration of the support structure. The floor nevertheless appeared solid but some boards could be lifted to inspect the underlying structure.	5		10	nr	25	£	250.00
Plate Shop	Interior	3.2.5.6	Stairs – The stairs are wide and treads are worn timber. A second handrail may be beneficial and should be constructed so that users can grasp it before reaching the top tread.	5		1	Item	1000	£	1,000.00
Plate Shop	Interior	3.2.5.7	FF Retail Area – the space is again open with some office space created at the north end with partitions that do not extend up to the vaulted ceiling. Exposed steel trusses have surface corrosion and although the patina may be desirable, primary structural elements with such thin cross-sections should be protected with new decoration.	4		1	Item	2000	£	2,000.00
Plate Shop	Interior	3.2.5.8	The steel trusses carry timber purlins. These were satisfactory apart from some shakes which do not generally affect structural performance.							
Plate Shop	Interior	3.2.5.8	The ceiling is clad with pine boards. Rooflights are trimmed with newer pine which looks a little incongruous but was in good condition.							
Plate Shop	Interior	3.2.5.10	Walls on the first floor have been left 'as found' when the industrial space was converted – a combination of old limewash and soot-staining which adds to its rustic character. There is some sign of dampness on the SE external wall where a leaking gutter has previously been noted.							
Plate Shop	Interior	3.2.5.11	Flooring is old pine weathered boards and was satisfactory.							
Plate Shop	Interior	3.2.5.12	Shop fittings have been constructed largely of reclaimed racking from the factory with some newer additional shelving in oak. All was satisfactory.							
Plate Shop	Services	3.2.6	Services	A						
Plate Shop	Services	3.2.6.1	Services are generally exposed and distributed along first floor joists and then via metal face-fixed conduit on the external walls							
Plate Shop	Services	3.2.6.2	Lighting consists of hanging pendants on the GF and a combination of pendants and track spot-lighting upstairs.							
Plate Shop	Services	3.2.6.3	Heating and potable water pipework is exposed copper and runs around the rooms at high level. Pipework appeared adequately supported on wall mounted fixings.							
Plate Shop	Services	3.2.6.4	Ventilation of the spaces is difficult as the retail displays must prevent good access to the manual opening casements on the windows. Consideration should be put to remote openers so that use of the openers is much easier.	5					£	-
Port Street Range	Roof	3.3.1	Roofs	C						
Port Street Range	Roof	3.3.1.1	Roof covering comprises of Staffordshire blue clay plain tiles which have good frost resistance.							
Port Street Range	Roof	3.3.1.2	SE elevation - Five gable features face on to Port Street and these create valley lines where perpendicular roofs intersect with the main range.							
Port Street Range	Roof	3.3.1.3	Approximately 25 tiles were broken or slipped and need replacement. A large proportion of these are located within the central section of the roof, opposite no. 62 Port Street	2		25	nr	50	£	1,250.00
Port Street Range	Roof	3.3.1.4	There are additional slipped tiles along the valley lines, most notable on the first and second gables from the NE end. Many of these are small cut tiles where mortar bedding has failed. These should be replaced with larger pieces cut down from tile-and-half units, and re-bedded on a mortar which is isolated from the lead valley surface.	2		1	Item	2000	£	2,000.00
Port Street Range	Roof	3.3.1.5	Sarking felt appeared to be woven breathable type in the area over the lodge but has been replaced with a bituminous 1F felt elsewhere.							
Port Street Range	Roof	3.3.1.6	On the first gable from the NE end, the felt is not adequately lapped into the valley and consequently and has dropped into the roof space. The valley needs to be re-formed with adequate support to the felt.	1		1	PS	3000	£	3,000.00
Port Street Range	Roof	3.3.1.7	Ridge comprises of blue capped units that have been poorly spot bedded. Adhesion is likely to be minimal and the ridges should be checked for stability but ideally re-bedded.	2		1	PS	3000	£	3,000.00
Port Street Range	Roof	3.3.1.8	When th ridges are re-bedded, the head lap of the tiles in the head course should be reviewed, as these vary along the length of the roof. The reason is unclear.	4		1	Item		£	-
Port Street Range	Roof	3.3.1.9	Some of the gable verges have pointing which is cracked or loose and these should be re-pointed.	3		3	m	100	£	300.00

Port Street Range	Roof	3.3.1.10	NW Elevation – Around 15 tiles were slipped, missing or broken over the length of the roof which is reasonable for a roof of this size and the isolated locations do not suggest any particularly defective areas.	2		15	nr	50	£	750.00
Port Street Range	Roof	3.3.1.11	The leading edges of the tiles were all parallel suggesting that the laths are satisfactory. Laths and tiles were apparently renewed to the eaves around 10 years ago and where these were exposed the batten size was adequate and nails were galvanised.							
Port Street Range	Roof	3.3.1.12	Tiles were originally unlikely to be nailed, relying on mortar torching. Where tiles have been re-laid, new nail holes have not been drilled but it appears that the edges of the tiles have been notched (presumably with a grinder for expediency) to take nail between tiles. This is not as robust or reliable a solution but tiles do generally appear to be remaining in place.							
Port Street Range	Roof	3.3.1.13	A plastic eaves tray has been installed the length of the roof and felt is a 1F type with a large lap into the gutter. Unfortunately the lap is so long is is actually obstructing the gutter line and should be cut back slightly.	4		1	Item	150	£	150.00
Port Street Range	Roof	3.3.1.14	SW Elevation – The SW end of the range has a largely hipped roof with a small gablet at the apex. The roof abuts the party wall at the base which is formed into a parapet, presumably where an adjacent building has been removed in the past.							
Port Street Range	Roof	3.3.1.15	There was 1 slipped tile that needs to be replaced.	2		1	nr	50	£	50.00
Port Street Range	Roof	3.3.1.16	The lead apron at the base of the gablet was in place and appeared well pointed							
Port Street Range	Roof	3.3.1.17	Lead work to the parapet gutter appeared satisfactory although pinholes and fine cracks may not be visible from photographic drone. Sludge should be cleared from the gutter line.	2		1	Item	70	£	70.00
Port Street Range	Roof	3.3.1.18	Bonnet tiles have been used on the hips along with tile-and-half units which is a good detail.							
Port Street Range	Rainwater Goods	3.3.2	Rainwater Goods	B						
Port Street Range	Rainwater Goods	3.3.2.1	SE (Port Street) Elevation - Gutters are cast-iron Ogee profiled and are showing deterioration of the paint finish around the joints, some of which are leaking. Around 60% of the gutter line needs to be descaled, redecorated and re-sealed.	3		67	m	80	£	5,360.00
Port Street Range	Rainwater Goods	3.3.2.2	There is some sludge in the base of the gutters that should be cleared.	2		111	m	5	£	555.00
Port Street Range	Rainwater Goods	3.3.2.3	5 downpipes take run-off from the roof and all deposit into a channel that runs across the adopted footway. Decoration is generally good and the pipes appeared to be free of leaks or blockages.							
Port Street Range	Rainwater Goods	3.3.2.4	NW Elevation – gutters appear well decorated apart from some minor chipping at the joints. There is some slight surface corrosion on the interior of the gutter.							
Port Street Range	Rainwater Goods	3.3.2.5	Sludge and moss should be removed from the gutter line.			1	Item	500	£	500.00
Port Street Range	Rainwater Goods		4 downpipes take discharge from the upper roof and sicharge into floor gullies, which were clear.							
Port Street Range	Walls	3.3.3	Walls	B						
Port Street Range	Walls	3.3.3.1	SW Elevation – The thick party wall appears to be the remnants of a former building on the neighbouring site. Although the brickwork seems to be of a similar gauge the wall does not appear to be toothed in to that of the Port Street range, but the abutment does still appear to be tight.							
Port Street Range	Walls	3.3.3.2	At high level the wall needs to be de-vegetated and re-pointed.	2		1	m	100	£	100.00
Port Street Range	Walls	3.3.3.3	At the head of the wall the parapet is capped with lead which was in place, but de-vegetation and repointing is required here also.	2		2	m	100	£	200.00
Port Street Range	Walls	3.3.3.4	Looking from the SW side, there is more de-vegetation and repointing needed, as well as several spalled bricks that should be replaced. Arrangements should be made with the neighbouring property owner and costs for work may be able to be shared.	2						
Port Street Range	Walls	3.3.3.5	SE Elevation – Brickwork consists of smooth red facing bricks laid in an English bond. At the base of the wall a blue brick plinth projects with a cant top. A moulded string course separates ground and first floors, and the close-cut eaves are detailed with an egg and dart corbel which supports the gutter. Gables are expressed as pediments with terracotta detailing below each corner.							
Port Street Range	Walls	3.3.3.6	The original mortar largely remains within the joints apart from a few isolated areas where it has been repointed with cement.							
Port Street Range	Walls	3.3.3.7	The original mortar will have high lime content which has allowed it to absorb minor movement in the building, both settlement and seasonal, without the need for expansion joints along what is a very long façade. There is however some fine hairline cracking (opposite no. 44 Port Street) that should be monitored	4		1	Item		£	-
Port Street Range	Walls	3.3.3.8	The topography rises slightly from NE to SW however the ground floor in the Port Street range is a single level and at the SW end of the building the ground floor is level with if not slightly below external ground level. There may be issues with dampness in the base of the walls internally for this reason.							
Port Street Range	Walls	3.3.3.9	Double course terracotta air bricks are visible at the NE end however by mid-way up the façade these are no longer visible. This roughly coincides with the extent of suspended timber flooring at this end of the building.							
Port Street Range	Walls	3.3.3.10	Some isolated areas of the plinth at the NE end of the building need to be re-pointed.	3		3	m	75	£	225.00
Port Street Range	Walls	3.3.3.11	The most vulnerable part of this elevation would appear to be the terracotta scroll detailing below each pedimented gable. Water running off the roofs is not adequately diverted into the gutter and as a consequence the wall has been saturated. Lead diverters need to be fitted at eaves level.	3		1	Item	5000	£	5,000.00
Port Street Range	Walls	3.3.3.12	At the SW end of the façade one of the terracotta scrolls has cracked. Presumably it is built into the brickwork behind but stability should be checked.	2						
Port Street Range	Walls	3.3.3.13	In the same areas, some of the brickwork needs to be repointed.	3		2	m	75	£	150.00
Port Street Range	Walls	3.3.3.14	The terracotta frieze to the gable above the lodge is impressive and remains in satisfactory condition. Some cleaning could be considered.	4						
Port Street Range	Walls	3.3.3.15	Below this and within the arch of the lodge, the rendered panel to the bulkhead needs to be redecorated.			1	Item	125	£	125.00
Port Street Range	Walls	3.3.3.16	The chimney above the offices at the NE end has poor flaunching and loose pots. Flaunching needs to be renewed and pots secured.	1		1	Item	650	£	650.00
Port Street Range	Walls	3.3.3.17	Another chimney on the ridge, mid-way down the range has been capped, but needs a replacement brick and repointing.	2		1	Item	150	£	150.00
Port Street Range	Walls	3.3.3.18	NW Elevation – Brickwork is again laid in an English bond but bricks are a poorer quality stock brick. Windows are arched headed and face into the courtyard between the Port Street and Central ranges.							
Port Street Range	Walls	3.3.3.19	The length of the wall appears structurally stable with no discernible bowing, leaning or cracking.							
Port Street Range	Walls	3.3.3.20	Various areas at low level appear to have recessed mortar, largely where water has runoff windows onto the brickwork panels beneath. Cant brick sills do not project very far or provide an overly effective drip. Backsplash will also be occurring from the hard surface of the courtyard. Repointing to isolated areas is required.	4		6	m	75	£	450.00
Port Street Range	Walls	3.3.3.21	In the same areas there are some isolated spalled bricks that should be replaced. Non-cementitious lime mortar should be used to ensure this does not re-occur.	3		2	m2	275	£	550.00
Port Street Range	Walls	3.3.3.22	At the SW end, a small section of wall faces into the space adjacent to the building on the adjacent site. The wall is heavily affected by run-off from the lean-to and brickwork needs to be repointed once the leak has been addressed.	3		1	Item	150	£	150.00
Port Street Range	Walls	3.3.3.23	The wall continues around to meet the Port Street elevation under the lodge where there is an arched colonnade. There is mechanical damage to the corner which must have occurred throughout the building's industrial past, but the structural integrity is not compromised and the arches within the arcade appear stable. Further repointing is required around the base of the wall at this corner.	4		2	m	75	£	150.00
Port Street Range	Walls	3.3.3.24	The soffit of the walkway behind the arcade appears to be lath and plastered and although heavily crazed, remains in place. Previous limewash has been redecorated with modern paint which may be hampering its ability to breathe, but in this sheltered location the decision to redecorate can be based on aesthetics.							
Port Street Range	Walls	3.3.3.25	The triple heard arch over the lodge window facing into the undercroft shows some signs of movement with displacement on the NW side. The cracks should be fitted with calibrated markers and then monitored over the next few months/years to establish whether movement is ongoing.	2		1	Item		£	-
Port Street Range	Windows / Doors	3.3.4	Windows and Doors	B						
Port Street Range	Windows / Doors	3.3.4.1	Windows are generally all painted timber softwood and have all been finished with what appears to be oil-based paint. The original surfaces would have been decorated with lead-based paint which may still be in place beneath the existing coatings. Lead tests and risk assessment should be employed when redecorating.							
Port Street Range	Windows / Doors	3.3.4.2	SE Elevation – The vast majority of windows are similar in style being split into 12 panes separated by thin glazing bars, and with bottom-hung opening hoppers within the upper quarter of the window. All are single-glazed and many on the ground floor have add obscure film fitted to the inside surface. The quality of the film fitment is variable.							
Port Street Range	Windows / Doors	3.3.4.3	Timber to ground and first floor frames is generally all satisfactory and polycarbonate cladding has help to protect the surfaces from wetting.							
Port Street Range	Windows / Doors	3.3.4.4	Ground floor windows at the NE end into the offices have coloured leaded glass incorporated into the hoppers. Several quarries within these panels were cracked but remain in place. Traces of what may be blackout paint remain on the glass.							
Port Street Range	Windows / Doors	3.3.4.5	There is some distortion in the panels but W1.011 is worst affected with heavily bowing leadwork. Wind pressure is now taken by the external polycarbonate but the panel should be monitored going forward.	4		1	Item		£	-
Port Street Range	Windows / Doors	3.3.4.6	GF windows W1.027 and W1.028 had cracked panes at the time of survey, but these remained in place.							
Port Street Range	Windows / Doors	3.3.4.7	External polycarbonate protection is cupped and screwed into the frame. The polycarbonate itself is satisfactory however it does negate the ability of the opening casements to be used for ventilation. The panels do not however follow the arched head of the window which allows ventilation holes within the moon-board to be utilised for trickle ventilation.							
Port Street Range	Windows / Doors	3.3.4.8	Four of the five roof gables have large central Diocletian windows which are also timber framed and contain top hung opening casements. Decoration to all of these is poor and should be renewed.	2		4	nr	800	£	3,200.00

Port Street Range	Windows / Doors	3.3.4.9	A single raised and fielded panelled door at the lodge is satisfactorily decorated. The glazed over-panel has been blanked out at overdecorated.								
Port Street Range	Windows / Doors	3.3.4.10	Adjacent to this is the main gate to the lodge, constructed of heavy ovolo profiled timber framing with tongue and grooved panelling at low level and wrought ironwork infills at high level. Decoration is thickly applied over previous layers and is peeling in some areas and will need to be renewed in the next 5 years.	4							
Port Street Range	Windows / Doors	3.3.4.11	Ironwork is delaminating through corrosion on the upper panels and could do with some level of refurbishment.	4		1	nr	200	£	200.00	
Port Street Range	Windows / Doors	3.3.4.12	NE elevation – The two timber framed windows which face into the undercroft are satisfactory with good decoration.								
Port Street Range	Windows / Doors	3.3.4.13	The timber framed door is half-glazed. Glass is kitemarked and decoration and function is satisfactory.								
Port Street Range	Windows / Doors	3.3.4.14	NW Elevation – Windows are again almost exclusively a similar pattern to the Port Street elevation with opening hoppers in the upper quarter and thin glazing bars.								
Port Street Range	Windows / Doors	3.3.4.15	The windows to the office at the NE end are exceptions. The bay window consists of three large single hung sash windows were fully refurbished ten years ago and are satisfactory. Some beeswax applied to the edges of the frames would assist the sliding action.	5		1	Item	750	£	750.00	
Port Street Range	Windows / Doors	3.3.4.16	Ground floor windows appear to be satisfactory with good decoration.								
Port Street Range	Windows / Doors	3.3.4.17	Many of the first floor windows however had some deterioration to the paint film and are in need of redecoration. Evidence of previous spliced repairs is visible.	4							
Port Street Range	Windows / Doors	3.3.4.18	At the NE end, W2.065 is poor due to continued water tracking from the duct and this needs to be addressed to prevent premature decay of the timber. Removal of the duct may be possible if its significance is deemed low.	3		1	PS	2500	£	2,500.00	
Port Street Range	Windows / Doors	3.3.4.19	Window W2.051 has a missing moon-board that needs to be replaced.	4		1	nr	500	£	500.00	
Port Street Range	Windows / Doors	3.3.4.20	At the SW end of the block window 2.046 has a missing opening casement and the void is currently boarded with unfinished OSB. The casement needs to be replaced.	2		1	nr	750	£	750.00	
Port Street Range	Windows / Doors	3.3.4.21	Windows W2.045 - W2.047 on the also have poor decoration that needs to be renewed	3		1	nr	350	£	350.00	
Port Street Range	Windows / Doors	3.3.4.22	Window W1.049 on the GF is being saturated by run-off from the adjacent lean-to building and is extremely rotten. The window needs to be extensively repaired once the leak is addressed.	2		1	nr	1500	£	1,500.00	
Port Street Range	Windows / Doors	3.3.5	Interior	B							
Port Street Range	Interior	3.3.5.1	GF Lodge Office/Entrance Stairwell – Walls and ceilings are painted plaster. A crack at high level on the NE walls mirrors one seen externally and has presumably re-occurred since the room was renovated around 10 years ago. Movement should be monitored with a calibrated marker.	2		1	Item		£	-	
Port Street Range	Interior	3.3.5.2	A timber framed glazed full height partition contains a door and hatch. One pane of glass is cracked at high level but remains in place. No safety markings can be seen on the glass and a safety film should be applied if the glass cannot be confirmed as safety glass.	3		1	Item	50	£	50.00	
Port Street Range	Interior	3.3.5.3	Flooring is quarry tiles with encaustic features. Despite some mechanical damage the level was generally satisfactory.								
Port Street Range	Interior	3.3.5.4	Stone steps down into the WC area are gently delaminating but level. The joint between the tiles and stone should be grouted.	4		1	m	75	£	75.00	
Port Street Range	Interior	3.3.5.5	The stone stairs up to the first floor are worn. The quarter landings have been repaired with concrete and the treads are generally level.								
Port Street Range	Interior	3.3.5.6	The oak handrail is well formed and firm when pushed. The rail is carried on cast iron spindles that are well decorated and free from corrosion. The spacing between them would contravene modern regulations and the risk of small children falling through the gaps should be risk-assessed.								
Port Street Range	Interior	3.3.5.7	The area beneath the stair has been converted into a visitor WC. The quarry tile floor is uneven and may present a trip hazard.	4		1	m2	150	£	150.00	
Port Street Range	Interior	3.3.5.8	Walls are damp at low level with peeling paint but are below external ground level. Penetrating damp is therefore difficult to avoid but breathable finishes and ventilation would help.	4		1	PS	2000	£	2,000.00	
Port Street Range	Interior	3.3.5.9	GF Museum/Office -Walls and ceilings are painted plaster and generally satisfactory.								
Port Street Range	Interior	3.3.5.10	Fine cracking to board joints is visible in some areas. Non-orthogonal crazing is visible within the video display area which would suggest it is the original lath and plaster.								
Port Street Range	Interior	3.3.5.11	Hairline cracking to the beam encasement bisecting the main area is likely due to settlement but should be monitored.	4		1	Item		£	-	
Port Street Range	Interior	3.3.5.12	Plaster and decoration to the walls is generally satisfactory however there is damp staining and paint damage at high level on the back of the chimney breast that could be due to moisture entering the chimney at high level.			1	m2	50	£	50.00	
Port Street Range	Interior	3.3.5.13	At low level plaster is hollow in various areas where tapped but should remain in place if undisturbed.								
Port Street Range	Interior	3.3.5.14	Floors re timber boarded and felt solid having been re-laid 10 years ago. It has been noted earlier that air vents are exposed on both sides and should be allowing good cross-ventilation. Some creaking was witnessed in the video display area where cross-ventilation may be limited if the spinal wall blocks the vent path.								
Port Street Range	Interior	3.3.5.15	The door into the area from the entrance is timber framed and glazed in the upper half. Glazing consists of leaded stained glass. Lead calmes are weak but support has been added to the brass saddle bars with new copper tie-wires and it should now be stable.								
Port Street Range	Interior	3.3.5.16	GF Workshop RO50 (Pinc College) – Ceilings are painted fibreboard and were in place between both timber and steel beams. Steel is decorated and remnants of limewash remain on the beams.								
Port Street Range	Interior	3.3.5.17	Walls are painted brickwork. There level of detail and texture visible would suggest that the current finish has been painted over a thick layer of previous finishes. Paint is matt in texture and could be silicate paint, but the condition was generally satisfactory.								
Port Street Range	Interior	3.3.5.18	An original timber full-height glazed screen subdivides part of the space. Timber is well decorated but there is damage to one of the leaded glass panels at head-height and could be a safety hazard. Although set within a recessed panel, sharp edges should be removed.	4		1	item	30	£	30.00	
Port Street Range	Interior	3.3.5.19	Flooring consists of a painted solid concrete floor which is satisfactory.								
Port Street Range	Interior	3.3.5.20	GF Workshop RO48 (Burslem Pottery) – The ceiling is a painted concrete soffit which appeared satisfactory.								
Port Street Range	Interior	3.3.5.21	Walls are painted brickwork. There is visible penetrating dampness at high level which corresponds with damp staining seen externally.			3	m2	50	£	150.00	
Port Street Range	Interior	3.3.5.22	There is some cracking over a lintel within an internal partition by the entrance vestibule. The lintel appears to be stable.								
Port Street Range	Interior	3.3.5.23	Workshop RO45 (Potteries Images/facilities store/vacant) – The area is split into three separate units with plasterboard partitions. It is not known if these layout changes need building control consents or regularisation and if so if these are in place. Fire detection systems may also need to be amended to suit the new layout.	2		1	Item		£	-	
Port Street Range	Interior	3.3.5.24	The ceilings are painted fibreboard and satisfactory								
Port Street Range	Interior	3.3.5.25	One of the walls is the external wall of the Port Street elevation and painted brickwork was satisfactory. Other walls are plastered partitions and decoration is in god order.								
Port Street Range	Interior	3.3.5.26	Screeded floor is both unfinished and finished with paint in some areas. The aesthetic is industrial and well worn but levels are generally consistent.								
Port Street Range	Interior	3.3.5.27	GF Workshop RO41B (Vacant) – The unit has been partitioned from a larger space by the installation of a timber clad partition which makes up one wall of the room. Decoration to the partition is good.								
Port Street Range	Interior	3.3.5.28	To the other three walls, old limewash has yellowed and is generally poor. Decoration needs to be renewed and depending on the guidance in the Conservation Management Plan, old surfaces may be retained and painted over (to retain patina) or old layer could be removed prior to redecoration. Care should be taken if retaining old finishes that correct preparation and compatible materials are used.								
Port Street Range	Interior	3.3.5.29	Ceilings are painted fibreboard and satisfactory.								
Port Street Range	Interior	3.3.5.30	The floor is partially unfinished concrete and blue brick paving. Levels are slightly uneven on the bricks but trip hazards are negligible.								
Port Street Range	Interior	3.3.5.31	Window boards are missing and tow have been crudely formed with concrete.								
Port Street Range	Interior	3.3.5.32	GF Workshop RO41 (Canadian Pine Co.) – Ceiling is painted fibreboard and was generally satisfactory.								
Port Street Range	Interior	3.3.5.33	To the WC area some damp staining is visible next to the party wall. Moisture could be tracking down from the flue or leaking parapet gutter at this end.			3	m2	50	£	150.00	
Port Street Range	Interior	3.3.5.34	Walls are painted brickwork and were also satisfactory. Full view of all surfaces was not possible due to furniture but some areas may be affected by penetrating damp issues and high ground levels noted externally.								
Port Street Range	Interior	3.3.5.35	At the SW end a thick brickwork internal wall has some settlement cracking through the brick arch of the door opening. The crack may be due to seasonal movement and has certainly occurred since the wall was decorated. The movement should be monitored.	4		1	Item		£	-	
Port Street Range	Interior	3.3.5.36	To the WC area penetrating damp from the gutter issue externally is making the wall damp and black mould growth has occurred at low level. The water ingress needs to be addressed immediately and wall allowed to dry out.	1		1	item	750	£	750.00	
Port Street Range	Interior	3.3.5.37	Flooring consists of pine boarding laid over plywood sheets over the concrete and brick paved floor beneath. A damp proof membrane was not visible and the floor may eventually be affected by damp transmitted through the slab.								
Port Street Range	Interior	3.3.5.38	FF Retail Area – The ceiling is vaulted with timber roof trusses and purlins exposed.								
Port Street Range	Interior	3.3.5.39	The ceilings appear to be original lath and plaster. Condition is generally satisfactory although there is light crazing and ghosting of rafters/joists through the existing decoration.								

[illegible]

Port Street Range Port Street Range Warehouse Warehouse	Services	3.3.6.5	Gas and water pipework is exposed and runs around the rooms at high level and well marked.							
	Services	3.3.6.6	Heating is provided by way of conventional radiators located around the perimeter of the spaces and these appear to be fed by localised combi boiler systems.							
	Roof	3.4.1	Roofs	B						
Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse	Roof	3.4.1.1	Roof covering comprises of Staffordshire blue clay plain tiles.							
	Roof	3.4.1.2	At the SE end, the roof intersects with that of the Port Street range with swept valleys. The line of the roof appears to sag around the chimney stack and structural cracks to the stack were noticed internally. The roof was completely renewed approximately 10 years ago. And presumably timbers were inspected at that point and stabilised if necessary. Tiles have been laid to accommodate the misaligned shape of the roof which corroborates that movement is old, but the area should still be monitored over the long term.	4		1	item		£	-
	Roof	3.4.1.3	3 tiles were slipped or broken on the upper NE slope.	2		3	nr		50	£ 150.00
	Roof	3.4.1.4	2 tiles have slipped on the lower NE slope, one of which is on the verge.	2		2	nr		50	£ 100.00
	Roof	3.4.1.5	1 tile has slipped on the upper SW slope			1	nr		50	£ 50.00
	Roof	3.4.1.6	2 tiles have slipped on the lower SW side			3	nr		50	£ 150.00
	Roof	3.4.1.7	When the roof was refurbished, it was insulated with rigid insulation boards, over counter-battens, over plywood sarking boards. The result is that the upper surface of the roof has been lifted by approximately 150mm. An additional brick course has been added on the NE elevation but on the opposite side the end of the insulation and battens have been left exposed which does allow ingress of birds and bats into the vent space. The eaves would be better off closed off with a mesh or comb filler.	5		1	item	2000	£	2,000.00
	Roof	3.4.1.8	Felt is a modern breathable woven type. With open eaves and cambered clay tiles there is potential for bats to enter the void either above or below the felt and get their claws trapped within the woven felt. Modern best-practice would be to use a non-woven '1F' felt.			240	m2	130	£	31,200.00
	Roof	3.4.1.9	Felt has been provided additional support at eaves with a strip of DPC.							
	Roof	3.4.1.10	Battens are treated softwood and well-sized, fix with galvanised nails. Tiles are fixed with copper nails but as with the Port Street range, a notch has been ground out of the reclaimed tiles for fixing rather than a drilled hole that would hold tiles more securely.							
Warehouse Warehouse Warehouse Warehouse	Roof	3.4.1.11	Ridge tiles are blue capped units with integral vents. They appear well-bedded with good lap to the head courses of tiles.							
	Roof	3.4.1.12	Stepped lead flashings and soakers are in place where the lower roof abuts the wall of the upper section. The chase has been pointed with Leadmate mastic which will absorb thermal expansion of the lead.							
	Roof	3.4.1.13	Similar flashings were also in place where the roof abuts the central range. Valleys here were clear apart from one small section of pointing which has dropped into the valley and should be replaced.	3		1	item	200	£	200.00
Warehouse Warehouse Warehouse Warehouse	Roof	3.4.2	Rainwater Goods	B						
	Rainwater Goods	3.4.2.1	Gutters are cast-iron Ogee profiled and appear well decorated. Gutters are supported on rise and fall brackets secured into the masonry.							
	Rainwater Goods	3.4.2.2	NE elevation - gutters and falls appeared satisfactory. The gutter line was clear of debris.							
Warehouse Warehouse	Rainwater Goods	3.4.2.3	A damp patch with algae growth on the base of the wall in the centre of the upper section would suggest there is a longstanding gutter leak here that needs to be sealed.	3		1	item	100	£	100.00
	Rainwater Goods	3.4.2.4	Above the lodge there is evidence of an overflowing gutter dampening the wall where water runs off the valley. The area should be monitored in heavy rain and alteration made to the gutter line if necessary.	3		1	Item	100	£	100.00
Warehouse Warehouse	Rainwater Goods	3.4.2.5	Two downpipes were in good condition and discharge into well formed gullies at their base. The downpipe provision seems perhaps insufficient for such a large roof area and capacity should be checked in heavy rainfall.	5						
	Rainwater Goods	3.4.2.6	Upper SW elevation - the gutter line is broken on the upper roof by the apex of the adjacent Glost Warehouse. One side has a backfall away from the outlet and needs to be adjusted.	3		1	Item	100	£	100.00
Warehouse Warehouse	Rainwater Goods	3.4.2.7	The rise and fall brackets on this side are screwed directly into the wall plate.							
	Rainwater Goods	3.4.2.8	Lower SW elevation - the gutter is supported on brackets which are presumably fixed from the rafter ends but sit immediately on top of the brickwork. The finish to the gutter here is poorer than elsewhere and redecorationw ould be beneficial.	4		10	m	25	£	250.00
Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse	Rainwater Goods	3.4.2.9	The gutters on the SW discharge on to the Glost Warehouse roof.							
	Walls	3.4.3	Walls	B						
	Walls	3.4.3.1	Walls are red brick, laid in an English bond.							
	Walls	3.4.3.2	A single chimney rises above the roof at the intersection with the Port Street range. The top has been caped with precast slabs but with no airflow this may promote damp within the flue and installation of a vent should be considered.	5		1	Item	75	£	75.00
	Walls	3.4.3.3	Cement launching has cracked and is loose in places, requiring replacement. The slab bedding does not appear affected.	3		1	Item	750	£	750.00
	Walls	3.4.3.4	NW (gable end) elevation - faces the canal and was modified approx. 10 years ago to enlarge the GF openings. The work was done relatively sympathetically although cement rather than traditional lime) mortar appears to have been used for new brickwork.							
	Walls	3.4.3.5	Brickwork and mortar is in place and satisfactory. Timber external shutters are well decorated							
	Walls	3.4.3.6	The mortar verge to the gable end is close-cut and offers little protection to the wall. Mortar has cracked but remains in place and doesn't warrant repair at this time.							
	Walls	3.4.3.7	NE elevation - consists of two sections which step with the topography.							
	Walls	3.4.3.8	The upper section spans over an undercroft where it attaches to the Port Street range and is supported here with riveted steel beams that pick up the external wall loads. Steel was well decorated and free of corrosion but a view of the structural soffit was obscured by as it was underdrawn with hessian sheets at the time of survey.							
Warehouse Warehouse Warehouse	Walls	3.4.3.9	Brickwork was generally in place but mortar is recessed in various areas, including along the base of the wall. Due to the cobbles, backsplash will cause repeated wetting of this area and a feebly hydraulic lime mortar will help to wick away moisture from the bricks if the area is kept well pointed.	3		5	m2	150	£	750.00
	Walls	3.4.3.10	Recessed mortar at mid height between the ground and first floor windows and at the junction with the Port Street range is less of a priority.	4		4	m2	150	£	600.00
Warehouse Warehouse Warehouse	Walls	3.4.3.11	SW elevation - is only partially exposed above the Glost Warehouse roof. A small section at the upper end has disturbed brickwork that should be repaired.	4		10	nr	35	£	350.00
	Walls	3.4.3.12	Consideration should be put to adding an additional course of brickwork at eaves to close the gap that has resulted from insulating and raising the roof line.	5		48	m	150	£	7,200.00
Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse	Walls	3.4.3.13	A small section of wall has been built up above the eaves line to provide an abutment for the Glost Warehouse roof. Vegetation needs to be removed here and brickwork repointing.	2		48	m	85	£	4,080.00
	Walls	3.4.3.14	The wall would be better off with some sort of capping detail to prevent moisture ingress from above.	4		65	m	150	£	9,750.00
	Walls	3.4.3.15	The short section of the wall visible on the lower building has satisfactory brickwork and pointing.							
Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse	Windows / Doors	3.4.4	Windows and Doors	C						
	Windows / Doors	3.4.4.1	Windows are generally all painted timber softwood and have all been finished with what appears to be oil-based paint. The original surfaces would have been decorated with lead-based paint which may still be in place beneath the existing coatings. Lead tests and risk assessment should be employed when redecorating.							
	Windows / Doors	3.4.4.2	NW (gable end) elevation – two first floor windows have poor decoration and need re-finishing. Internally putty is cracked and loose and requires renewal.	3		2	nr	350	£	700.00
Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse Warehouse	Windows / Doors	3.4.4.3	NE elevation – Decoration to the lower GF café windows appears satisfactory, however the upper GF windows (including the café kitchen) have bubbling and flaking paint. That should be redecorated.	4		1	Item	3000	£	3,000.00
	Windows / Doors	3.4.4.4	The windows closest to the lodge (W1.143 – W1.145) have rotten frames. These have previously been painted over but repair is needed.	3		3	nr	750	£	2,250.00
	Windows / Doors	3.4.4.5	FF windows also have rotten frames and flaking paint to the bottom rails and most windows require repair.	3		1	PS	10000	£	10,000.00
	Windows / Doors	3.4.4.6	FF Frames were poorly sealed to the reveals and this could also be improved.	5		1	PS	10000	£	10,000.00
	Windows / Doors	3.4.4.7	Glass was cracked within an upper pane of W2.141 but remains in place.							
	Windows / Doors	3.4.4.8	SW elevation - A single FF window looks out into the courtyard and serves factory WCs.The bottom rail is rotten and requires repair as well as putty renewal.	3		1	nr	325	£	325.00
Warehouse Warehouse	Interior	3.4.5	Interior	B						
	Interior	3.4.5.1	GF Café – The ceiling is the exposed structural timbers of the floor above. Joist are supported on a central beam which in turn bears onto a cast iron column. Joists are closely spaced to accommodate heavy loading. Unlike other areas timbers have not been limewashed but bare timber was satisfactory.							

[illegible]

Glost Warehouse	Roof	3.5.1.4	Where the roof abuts the adjacent buildings the powder coated flashing has been sealed with mastic, and subsequently sealed with some form of liquid waterproofing membrane. It is not known how long ago this was applied but the material has crazed.							
	Roof									
Glost Warehouse	Roof	3.5.1.5	A section of trim on the NW verge has been pulled and needs to be refixed/replaced.			1	m		30	£ 30.00
Glost Warehouse	Roof									
Glost Warehouse	Rainwater Goods	3.5.2	Rainwater Goods	B						
Glost Warehouse	Rainwater Goods	3.5.2.1	Gutters are all in-board of the roof line and drain to internal down pipes apart from a small 5m long section in the north corner that drains to a PVC outboard gutter and downpipe. Water tracking down the outside of the pipe suggests that there may be a leak that needs to be sealed.	3		5	m		20	£ 100.00
	Rainwater Goods									
Glost Warehouse	Rainwater Goods	3.5.2.2	Inboard gutters are deep but the gap between the lower edges of the sheets is narrow making them difficult to walk along.							
Glost Warehouse	Rainwater Goods	3.5.2.3	The central T-shaped gutter has a layer of sludgy debris (including a dead bird) that should be removed. Gutters should be cleared regularly.	2						
Glost Warehouse	Rainwater Goods	3.5.2.4	When this is done the bed of the gutter can be checked for corrosion. Oxidation may just be running off the corroding sheet edges.	4						
Glost Warehouse	Rainwater Goods	3.5.2.5	The gutters abutting the higher brickwork buildings on three sides are formed up against these masonry elevations.							
Glost Warehouse	Rainwater Goods	3.5.2.6	NE gutter – At the SE end water is ponding in the gutter to a depth of approx 40mm. The internal downpipe immediately below may be blocked and this should be investigated urgently.	2						
	Rainwater Goods									
Glost Warehouse	Rainwater Goods	3.5.2.7	A lead apron flashes the gutter profile to the the wall but the flashing is in poor condition. There are splits along its various lengths and it has pulled out of the chase in several areas where a mixture of mortar, mastic and other materials have failed. The whole length needs to be renewed.	2		14	m		250	£ 3,500.00
Glost Warehouse	Rainwater Goods									
Glost Warehouse	Rainwater Goods	3.5.2.8	SE Gutter – a lead replacement material has been installed along this edge, fixed with timber roof battens. Although holding for now the flashing will prevent water ingress in the long term and should be replaced with flashing fixed into a chase or with a purpose-made weatherbar. The low window sills make detailing a gutter in this area difficult.							
	Rainwater Goods									
Glost Warehouse	Rainwater Goods	3.5.2.9	Along the SW edge, the gutter is again flashed with a lead apron but this has split and pulled out of the chase in various places. Water ingress will be inevitable and the whole length needs to be replaced.	2		22	m		250	£ 5,500.00
Glost Warehouse	Rainwater Goods									
Glost Warehouse	Rainwater Goods	3.5.2.10	In the west corner of the roof the gutter has moved away from the wall completely leaving a large gap open to the sky. The area needs to be repaired and reflashed urgently.	1						
Glost Warehouse	Rainwater Goods	3.5.2.11	Downpipes are exposed internally and there are some access covers that should be inspectd regularly.							
Glost Warehouse	Rainwater Goods	3.5.2.12	Rodding eyes should be added to internal pipes that do not already have them, such as the SE gutter where there are some awkward bends that could attract blockages.	4						
Glost Warehouse	Rainwater Goods									
Glost Warehouse	Walls	3.5.3	Walls	A						
Glost Warehouse	Walls	3.5.3.1	NW (gable end) elevation – Red brick is constructed in an English bond. Brick and mortar are in place and satisfactory.							
Glost Warehouse	Walls	3.5.3.2	The head of the wall has no roof overhang but is well flashed with a polyester powder coated trim.							
Glost Warehouse	Walls	3.5.3.3	Exposed concrete lintels to the large windows are in place, but there are evidence of previous patch repairs.							
Glost Warehouse	Walls	3.5.3.4	Embedded steel and concrete from a now demolished extension are still contained within the wall. Steel should be removed before it corrodes, expands and cracks the brickwork.	4		1	nr		120	£ 120.00
	Walls	3.5.3.5	NE elevation – the narrow return contains two openings which are boarded up. Whilst one with vertical boarding is in good condition, the other is painted plywood which has started to swell and will need repair in the next few years.	4		1	Item		1500	£ 1,500.00
Glost Warehouse	Windows / Doors	3.5.4	Windows and Doors	B						
Glost Warehouse	Windows / Doors	3.5.4.1	The only windows are located on the NW gable elevation, and are large Crittall-type metal framed units. Centre-pivot openers are incorporated but may need to be eased.							
Glost Warehouse	Windows / Doors	3.5.4.2	Frames could do with redecoration where there is some corrosion on the opening casements.							
Glost Warehouse	Windows / Doors	3.5.4.3	Externally there are mesh window guards that curiously have been mounted on hanging brackets. Presumably this is so they could be removed but the reason is unclear.							
Glost Warehouse	Interior	3.5.5	Interior	B						
Glost Warehouse	Interior	3.5.5.1	The space has been created with light-gauge steel trusses mounted of steel beams set on top of a central row exposed steel columns. There is minor surface corrosion on the trusses that could be descaled and redecorated.	5		1	Item		10000	£ 10,000.00
Glost Warehouse	Interior	3.5.5.2	The underside of the roof liner was satisfactory. Polycarbonate rooflights have yellowed but remain functional.							
Glost Warehouse	Interior	3.5.5.3	In the east corner the sky is visible through the gap in the roof. The steel supporting the gutter has begun to corrode in this area and the area needs repair as indicated earlier.	1		1	Item		3000	£ 3,000.00
Glost Warehouse	Interior	3.5.5.4	Walls are painted brickwork. Streaking at high level around the perimeter of the roof are a result of the flashing issues identified earlier.							
Glost Warehouse	Interior	3.5.5.5	Flooring finishes vary but generally the area is laid with a concrete screed that has been painted in some areas. Elsewhere cracks and damage has been repaired with latex repair cement and levels are generally even.							
Glost Warehouse	Interior	3.5.5.6	There did not appear to be any purpose-built expansion joints within the extensive slab but minor cracks have occurred in a haphazard fashion.							
Glost Warehouse	Interior	3.5.5.7	There are tracks and raised kerbs set within the floor which are trip hazards but are part of the function of the space and are generally painted with high visibility paint.							
Glost Warehouse	Services	3.5.6	Services							
Glost Warehouse	Services	3.5.6.1	Services are generally exposed and fixed at high level to the perimeter walls of the space.							
Glost Warehouse	Services	3.5.6.2	There is no central heating as such but the space houses kiln equipment and space heating requirement is minimal.							
Central Range	Roof	3.6.1	Roofs	B						
Central Range	Roof	3.6.1.1	The Central Range has a dual pitched roof with a hip on the NE end. Roof covering comprises of Staffordshire blue clay plain tiles .							
Central Range	Roof	3.6.1.2	The roof was completely renewed as part of the conversion works 10 years ago and was insulated at the time.							
Central Range	Roof	3.6.1.3	SE elevation - Approximately 15 tiles broken or missing on south side are in need of replacement. Some further tiles are chipped but without affecting the lap.	2		15	nr		50	£ 750.00
Central Range	Roof	3.6.1.4	Tile coursing is parallel suggesting laths are good.							
Central Range	Roof	3.6.1.5	The ridge tiles are capped blues with regular vent tiles. All seemed to be well bedded. There is some slight undulation along the length of the ridge where the roof has settled over trusses and cross walls, but nothing unusual for a building this age. Rafters were presumably inspected when the roof was re-covered.							
	Roof									
Central Range	Roof	3.6.1.6	NW elevation – Approximately 12 tiles are broken or slipped, most notably in an area near to the Mangle Tower.	2		12	nr		50	£ 600.00
Central Range	Roof	3.6.1.7	NE Elevation – Bonnet tiles on the hip lines are in place and well pointed. All plain tiles were in place.							
Central Range	Roof	3.6.1.8	Large conservation rooflights appeared to be well detailed and leadwork was in place.							
Central Range	Roof	3.6.1.9	SW Elevation – the verge is mortar pointed and close cut. Cement mortar is still in place but has cracked and should be replaced in the long term.	4		5	m		75	£ 375.00
Central Range	Roof	3.6.1.10	Sarking could not be checked but is presumably the same type and detailing as the other roofs that were re-covered at the same time (breathable sarking with DPC support at eaves. Tiles are also presumably nailed into notches formed in the reclaimed tiles.							
Central Range	Roof									
Central Range	Rainwater Goods	3.6.2	Rainwater Goods	B						
Central Range	Rainwater Goods	3.6.2.1	Gutters are cast-iron Ogee profiled and appear well decorated apart from some fading of the colour.							
Central Range	Rainwater Goods	3.6.2.2	SE Elevation – at the SW end there was significant ponding and the backfall away from the downpipe needs to be corrected.	2		1	Item		350	£ 350.00
Central Range	Rainwater Goods	3.6.2.3	Vegetation and sludge neds to be removed from the gutter line.	2		30	m		5	£ 150.00
Central Range	Rainwater Goods	3.6.2.4	A gutter joint above the small bridge appes to be leaking with corrosion at the joint. The joints should be resealed and redecorated.	3		1	Item		500	£ 500.00
Central Range	Rainwater Goods	3.6.2.5	Evidence of a further possible leak is showing at the SW end but this could be where the gutter is backfalling and overflowing as previously noted.							
Central Range	Rainwater Goods	3.6.2.6	2 downpipes are well decorated and discharge into clear gullies within the courtyard.							
Central Range	Rainwater Goods	3.6.2.7	NW Elevation – gutters are satisfactory apart from fading decoration. The gutter is supported off rise-and-fall brackets secured int the brickwork below. Walls appeared adequate.							
Central Range	Rainwater Goods	3.6.2.8	The bottle oven breaks the line of the gutter and debris has fallen into the gutter at this point which needs to be cleared.	2		16	m		5	£ 80.00
Central Range	Rainwater Goods	3.6.2.9	4 downpipes discharge on to lower adjacent roofs and appeared to be in satisfactory condition.							
Central Range	Walls	3.6.3	Walls	B						
Central Range	Walls	3.6.3.1	Red brick is laid in an English bond on the SE elevation but curiously in an English garden wall bond on the NW elevation.							
Central Range	Walls	3.6.3.2	SE Elevation – At low level the wall has been limewashed in the past where the courtyard was covered but has now largely faded. A number of steel beams that support the SF within the building project through to the exterior face. One of these ends near the lodge is corroding, causing masonry to crack and should be cut back and weather protected.	3		30	m		5	£ 150.00
	Walls									
Central Range	Walls	3.6.3.3	At the SW end a hairline crack runs between ground and first floor windows. Movement is old and is emphasized by the use of over hard mortar. Nonetheless it should be monitored.	5		1	Item		£	-
Central Range	Walls	3.6.3.4	Recessed mortar near to the bridge needs to be re-pointed but elsewhere is satisfactory.	3		4	m2		150	£ 600.00
Central Range	Walls	3.6.3.5	At the NE end of the elevation there is a single floor extension projecting into the courtyard with a patent glazed roof. The lead apron flashing above is well secured and pointed with Leadmate.							

Central Range	Walls	3.6.3.6	Brickwork to the extension is well pointed however there is some damage to the stop end parapet that needs to be repaired.	3	1	nr	35	£	35.00
Central Range	Walls	3.6.3.7	The concrete lintel over the first window from the NE end is damaged with reinforcement exposed. The bearing on the SW end is also cracked. A repair should be made.	3	1	nr	850	£	850.00
Central Range	Walls	3.6.3.8	A further crack in the masonry can be seen in the original wall next to the extension and should be monitored.	5	1	Item	£		-
Central Range	Walls	3.6.3.9	NW Elevation – the wall has been patch pointed at various points with various mixes and colours of mortar. Mortar generally appears to be cement-based but the bricks are surviving and mortar is in place in the vast majority of the wall.						
Central Range	Walls	3.6.3.10	Some mortar is recessed in the floor near to the bottle kiln but does not warrant repointing at this time.						
Central Range	Walls	3.6.3.11	Above the Biscuit Range roof, the brickwork panels above the windows have poor mortar that needs to be re-pointed. Internal cracking and the relatively weak nature of the panel makes this a higher priority.	2	3	m	75	£	225.00
Central Range	Walls	3.6.3.12	SW Elevation – The upper part of the gable has been recently repointed but mortar is recessed around SF level and would benefit from repointing.	4	5	m	75	£	375.00
Central Range	Windows / Doors	3.6.4	Windows and Doors	C					
Central Range	Windows / Doors	3.6.4.1	Windows are generally all painted timber softwood and have all been finished with what appears to be oil-based paint. The original surfaces would have been decorated with lead-based paint which may still be in place beneath the existing coatings. Lead tests and risk assessment should be employed when redecorating.						
Central Range	Windows / Doors	3.6.4.2	SE Elevation – The vast majority of windows are similar in style being split into 12 panes separated by thin glazing bars, and with bottom-hung opening hoppers within the upper quarter of the window. Some newer style windows have been installed at the NE end of the GF but are still timber.						
Central Range	Windows / Doors	3.6.4.3	Decoration at GF level is satisfactory to all windows but there is some slight bubbling of paint to W1.155 and sealant is generally deteriorated around the perimeters and could be renewed.	4	1	nr	350	£	350.00
Central Range	Windows / Doors	3.6.4.4	FF windows are in generally poorer with windows W2.146 – W2.154 being particularly poor. Bottom rails are rotten and in need of repair and redecoration.	3	9	nr	350	£	3,150.00
Central Range	Windows / Doors	3.6.4.5	SF windows are generally satisfactory. Interior decoration is peeling in a number of isolated locations and could be redecorated but the timber substrate is sound and not subject to wetting unlike the exterior.	5	1	Item	2500	£	2,500.00
Central Range	Windows / Doors	3.6.4.6	GF doors at the NE end of the building give access and fire escape to the Burleigh factory as well as access to the main public circulation core.						
Central Range	Windows / Doors	3.6.4.7	A galvanised steel sliding door gives access to the office and packing area and was satisfactory in terms of both finish and function.						
Central Range	Windows / Doors	3.6.4.8	A large timber sliding pair of barn doors are vertically boarded timber and well decorated. Action is smooth and the head track from which they are hung is well protected with a powder coated metal flashing.						
Central Range	Windows / Doors	3.6.4.9	Below the bridge are located perhaps the only steel doors in the building. Powder coating was good although caution should be taken when being used due to the tall step on the threshold.						
Central Range	Windows / Doors	3.6.4.10	At the SW end, timber plank doors into the workshop and heritage interpretation area are in good condition in terms of both function and finish.						
Central Range	Windows / Doors	3.6.4.11	NW Elevation – There are no GF windows and many of the original FF windows are obscured by the newer extensions.						
Central Range	Windows / Doors	3.6.4.12	FF windows at the NE end are visible above the metal oof of the Glost Warehouse and one particular window has a pair of side hung casements to enable access out into the gutter. Condition is poor and timber needs repair and redecoration.	2	1	PS	1000	£	1,000.00
Central Range	Windows / Doors	3.6.4.13	Between the Glost Range and Bottle Oven, 3 FF windows have crazed decoration and rot to the bottom rails. Repair and redecoration are required. Cracked glass remains in place in one of the opening hoppers.	2	3	nr	500	£	1,500.00
Central Range	Windows / Doors	3.6.4.14	SF windows have poor decoration externally and although rot seems to be limited, decoration is required.	3	1	PS	2500	£	2,500.00
Central Range	Windows / Doors	3.6.4.15	The pair of windows over the Glost Range roof are also poor. Again one of the windows has large casements for access to the roof but redecoration is badly needed.	3	2	nr	500	£	1,000.00
Central Range	Windows / Doors	3.6.4.16	A single door on the GF is vertical timber boarded and decoration is satisfactory.						
Central Range	Windows / Doors	3.6.4.17	SW (end gable) Elevation – at FF level there is an oriel window with side hung opening casements. External putty is loose and missing in places and timber is weathered if not slightly rotten. Redecoration is required.	3	1	nr	500	£	500.00
Central Range	Windows / Doors	3.6.4.18	To the SF the timber framed window is within the structural opening but again decoration is poor and timber weathered. The frame also needs to be sealed to the masonry.	3	1	nr	500	£	500.00
Central Range	Interior	3.6.5	Interior	B					
Central Range	Interior	3.6.5.1	Stair Core - at the NE end of the range there is a vertical circulation core running the full height of the building which contains a passenger lift, staircase and WCs.						
Central Range	Interior	3.6.5.2	The stair is a steel framed open tread structure with concrete treads. Concrete includes remnants of kiln furniture which continues a local vernacular building tradition found in the Potteries. The stair and lift are enclosed with stainless steel mesh panels and the handrails are fabricated from tubular steel.						
Central Range	Interior	3.6.5.3	The ceiling is exposed timber joists which appeared satisfactory.						
Central Range	Interior	3.6.5.4	Walls are a mixture of limewash and painted brickwork. Much of it is heavily soot-stained and flaking. The preservation of the patina is important to the significance of the building but recent repairs have been made poorly with non-traditional mortar. Further brick repairs could be considered.	5	50	m2	150	£	7,500.00
Central Range	Interior	3.6.5.5	There is some slight failure of the arched opening into the Burgess room and the arch may be propped by the door frame. An issue with closing of this door was noted previously and if pressure from masonry above is an issue then repair is necessary.	2	3	m2	150	£	450.00
Central Range	Interior	3.6.5.6	Flooring is a mix of steel grated flooring and cement screed but levels were good and there were no obvious trip hazards.						
Central Range	Interior	3.6.5.7	WCs in each level have been formed with timber clad partitions. Accessible WCs are located on the lower floors. Sanitaryware and finishes were satisfactory although in the upper GF WC the vinyl floor may need re-fixing in one area near to the door.	4	2	m2	50	£	100.00
Central Range	Interior	3.6.5.8	GF factory packing area – The space is large and open plan. The floors above are supported by a matrix of substantial steel beams and columns which are well decorated and free from corrosion.						
Central Range	Interior	3.6.5.9	The ceiling is a shuttered concrete soffit and was heavily soot-stained from a tunnel-kiln which was located in this area for many years. Other smaller areas have been plaster-boarded.						
Central Range	Interior	3.6.5.10	Walls are painted brickwork and were generally satisfactory.						
Central Range	Interior	3.6.5.11	The floor slab is a floated screed and no movement joints were present, just daywork joints. There is some hairline cracking but levels were good.						
Central Range	Interior	3.6.5.12	GF Workshop RO30 – The ceiling is a mix of shuttered concrete, painted plaster and painted fibreboard. There is damp staining adjacent to the bottle oven and damp must be permeating through the masonry. The issue is difficult to manage but plasterboard should probably be cut back from the perimeter so it is no longer in direct contact with the masonry of the oven and that way the structural members can be properly monitored.	2	1	Item	£		-
Central Range	Interior	3.6.5.13	Walls are painted brickwork but the surface is heavily bubbling to the bottle oven walls due to ongoing damp penetration. Again the transmission of damp may be difficult to prevent but finishes should be breathable and ventilation should be improved.	4	15	m2	30	£	450.00
Central Range	Interior	3.6.5.14	Load-bearing steels built into the wall of the oven should be monitored over the long term for corrosion.	5	1	Item	£		-
Central Range	Interior	3.6.5.15	GF Exhibition Area - The ceiling is painted plaster between steel beams. The painted finish is badly flaking and needs to be consolidated or renewed. The plaster is cracked in places also but the substrate is unknown.	4	2	m2	200	£	400.00
Central Range	Interior	3.6.5.16	Walls are painted masonry with many layers of limewash that has yellowed and flaked but remains in place and may be preserved.						
Central Range	Interior	3.6.5.17	Flooring is a mix of brick paving and wood block. The surface is slightly uneven but trip hazards are minimal.						
Central Range	Interior	3.6.5.18	GF Volunteer Room – The ceiling is painted plaster. Damage along the SW wall has been recently patched but using modern gypsum plaster.						
Central Range	Interior	3.6.5.19	Walls are painted masonry external walls and fibre-boarded partitions. Masonry is decorated with limewash which has yellowed but remained in place.						
Central Range	Interior	3.6.5.20	Flooring is parquet woodblock which is very worn and in some areas has swelled. Expansion could be relieved with the installation of perimeter expansion strips.	5	1	Item	£		-
Central Range	Interior	3.6.5.21	FF Canteen - The ceiling is painted fibreboard installed between steel beams and was satisfactory.						
Central Range	Interior	3.6.5.22	Walls are painted brickwork and the finish was satisfactory. Hairline cracking from the steel beam bearings have been noted externally as the beams extend through to the outer face and are exposed externally.						
Central Range	Interior	3.6.5.23	Flooring appears to be asphalt which was probably laid with over the concrete first floor slab when the tunnel kiln was installed in 1949. The surface is marked and has been patched in places but has been worn down to a smooth finish and is level.						
Central Range	Interior	3.6.5.24	Modern kitchen units are satisfactory.						
Central Range	Interior	3.6.5.25	FF Locker Room – the ceiling is formed by a series of plastered brick barrel vaults spanning between iron beams. Metalwork is corroded and should be descaled and redecorated.	4	5	m	150	£	750.00
Central Range	Interior	3.6.5.26	Masonry walls are painted. Finishes are chipped but serviceable						
Central Range	Interior	3.6.5.27	Flooring is painted plywood sheeting and short ramps negotiate the levels between the Glost Range and the Canteen. Surfaces are smooth and free of hazards.						
Central Range	Interior	3.6.5.28	FF Stock Room – Ceiling are painted plasterboard. Some staining is visible but may be historic.						
Central Range	Interior	3.6.5.29	Walls are painted brickwork and largely obscured by racking on the external walls. On one side the curved wall of the bottle intrudes into the room and damp is transmitting through causing the painted finish to flake.						
Central Range	Interior	3.6.5.30	Flooring comprises of two layers of timber boards but the upper layer has deteriorated and several areas have been replaced with new softwood and plywood. Many voids and heel traps remain and the work may not have the necessary consents but the floor is functional.						
Central Range	Interior	3.6.5.31	FF Stair Lobby – The adjacent space contains an original timber staircase and part of the bottle oven protrudes into the space.						
Central Range	Interior	3.6.5.32	The floor joist carrying the timber floor above are exposed. The joists running alongside and boards in contact with the wall of the oven are damp and look to be affected by dry rot. Moisture content of the timber urgently needs to be reduced but this may not be possible and replacement may be the only option. Effort should be made to isolate replacement timber from the source of moisture with the use of DPCs etc.	1	1	PS	10000	£	10,000.00

Central Range	Interior	3.6.5.33	Pine floorboards are satisfactory. A vinyl sheet has been fixed down the centre of the roof to provide a smooth rote for trucks to run.								
Central Range	Interior	3.6.5.34	SF Offices – The office is divided by a series of masonry cross walls. Each space has vaulted ceilings with exposed king post trusses, some of which have been limewashed whilst others have been decorated with oil based paint. Decoration is failing but gives a rustic patina.								
Central Range	Interior	3.6.5.35	Contrasted with this ceiling between are clad with smooth painted fibreboard planks with imitate sarking boards.								
Central Range	Interior	3.6.5.36	Joints to the trusses are generally tight and although there are shakes in many of the timbers these do not affect structural strength.								
Central Range	Interior	3.6.5.37	Walls have reduced in thickness on this top storey but piers remain on the internal face to carry the loads of the trusses.								
Central Range	Interior	3.6.5.38	Cracks have developed around window W2.027 . Comment has previously been made about external pointing in this location and rafter thrust may be displacing the weak panel of masonry over the window.								
Central Range	Interior										
Central Range	Interior	3.6.5.39	A further crack can be seen beneath one of the cross walls under a purlin bearing. Movement is likely to be old and anecdotally no change has been noticed but the area should be monitored.	5		1	Item		£	-	
Central Range	Interior	3.6.5.40	Walls have been painted with a matt finish that is presumably lime or silicate based paint. The finish is satisfactory apart from an area around the bottle oven where the finish is powdering due to dampness. Moisture penetration into the kiln must be reduced. And ventilation promoted. It was noted that a dehumidifier was in use in the room.	2		1	Item		£	-	
Central Range	Interior										
Central Range	Interior	3.6.5.41	Flooring consists of a variety of finishes. Over the bring vaulting of the floor below the SF is laid with brick paving which has some slight undulations due to wear but is free of any trip hazards. The majority of the floor is pine boarding which is uneven in places but serviceable.								
Central Range	Interior	3.6.5.42	Boards do not show through an area which has been laid to carpet so presumably the substrate has been ply boarded or hard boarded.								
Central Range	Services	3.6.6	Services								
Central Range	Services	3.6.6.1	Services on the ground and first floor are generally exposed as the spaces form part of the Burleigh factory area. To the SF services are hidden above the ceiling cladding.								
Central Range	Services	3.6.6.2	On the GF electrical containment is fixed to the concrete soffit and comprises of metal surface mounted trunking. FF wiring is carried in trays suspended via hangers from the ceiling joists. To the SF small power wiring drops from the ceiling via metal trunking where required.								
Central Range	Services	3.6.6.3	Lighting to the lower floors is generally LED batten fittings. The top floor is lit via hanging pendants.								
Central Range	Services	3.6.6.4	Gas and water pipework is exposed on the GF and runs at high level suspended from the structure. Multiple large gas pipes supply the various kilns in the Glost Warehouse.								
Central Range	Services	3.6.6.5	Fixed heating is limited on the GF due to the heat-producing processes in the space. The survey was conducted in winter and additional top-up space heating was being provided to colder areas on both GF and FF via large portable gas heaters supplied using flexible hoses. Such heater burn gas directly and so put high levels of moisture into the air. Good ventilation is essential.								
Central Range	Services	3.6.6.6	Space heating to the SF is provided via conventional gas condensing boiler and conventional radiators located around the perimeter.								
Central Range	Services	3.6.6.6	Space heating to the SF is provided via conventional gas condensing boiler and conventional radiators located around the perimeter.								
Bridges	Roof	3.7.1	Roofs	B							
Bridges	Roof	3.7.1.1	Two bridges contain WCs for the factory and a walkway between ranges.								
Bridges	Roof	3.7.1.1	Large bridge – the roof is tiles with Staffs Blue plain clay tiles. Just one tile has slipped in the head course and should be replaced.	2		1	nr		50	£	50.00
Bridges	Roof										
Bridges	Roof	3.7.1.2	The head course has limited cover and slippage here might also indicate that the ridge bedding is poor. The roof is similar in nature to the Port Street range and although the ridge could not be accessed to check it is likely to be spot-bedded in a similar way and should be checked for stability.	2		1	Item		£	-	
Bridges	Roof	3.7.1.3	The bridge abuts the central range with a stepped lead flashing that was in place and well pointed.	2							
Bridges	Roof	3.7.1.4	Curiously the intersection with the Port Street range is swept tiles on one side and a lead lined open valley on the other. Lead work was in place.								
Bridges	Roof	3.7.1.5	Where tiles were removed the laths appeared well sized and in satisfactory condition.								
Bridges	Roof	3.7.1.6	Sarking felt appeared to be woven breathable type and appeared to be in place with a lap into the gutter. Completeness could not however be verified.								
Bridges	Roof	3.7.1.7	Small Bridge – also roof with clay tiles and abuts the Port Street and Central ranges at each end. Stepped leaded flashings were satisfactory at these junctions.								
Bridges	Roof	3.7.1.8	All tiles were in place and the head course appears to receive better cover from the ridge.								
Bridges	Rainwater Goods	3.7.2	Rainwater Goods	A							
Bridges	Rainwater Goods	3.7.2.1	Gutters are cast-iron Ogee profiled and appear well decorated. No leaks were apparent.								
Bridges	Rainwater Goods	3.7.2.2	There is surface corrosion on the interior of the gutter that does not warrant action. The lines were free of debris.								
Bridges	Rainwater Goods	3.7.2.3	Large Bridge - a single downpipe on each side was in good order. Gullies at the base were clear.								
Bridges	Rainwater Goods	3.7.2.4	Small Bridge – the gutters discharge into the downpipes of the Port Street and Central Ranges. On the SW side, recessed pointing around the hopper would suggest there has been blockages/overflowing in the past and the hoppers should be cleared regulair along with the gutters.								
Bridges	Walls	3.7.3	Walls	B							
Bridges	Walls	3.7.3.1	Large Bridge – Walls are constructed of brickwork which bears onto large riveted iron beams.								
Bridges	Walls	3.7.3.2	Metalwork appears well decorated from below but when inspected from above there is some corrosion and delamination of the iron visible, presumably where water sits on the ledge. The oxidised metal should be removed and de-scaled and the area redecorated. Mastic can be used to seal the joints between plates prior to decoration.	4		4	m		150	£	600.00
Bridges	Walls										
Bridges	Walls	3.7.3.3	Ponting is slightly recessed but does not merit action at this time. An old pipe hole could be repaired on the SW elevation.	4		1	Item		200	£	200.00
Bridges	Walls	3.7.3.4	The soffit appears to have originally been lath and plastered and this is in place albeit crazed for the most part.								
Bridges	Walls	3.7.3.5	Areas have been removed presumably either due to unsoundness or to install services but the SW joists are exposed . The re appears to be issues with birds as there are spikes installed and voids are haphazardly filled with chicken wire and scrunched up paper. The soffit should probably be restored including access panels where required.	4		9	m2		500	£	4,500.00
Bridges	Walls										
Bridges	Walls	3.7.3.6	Small Bridge – this is clad with vertical timber boarding which is decorated to a good standard. He paint finish appears to be oil-based and remains in place.								
Bridges	Walls	3.7.3.7	The soffit is boarded with some form of particle-board and was satisfactory.								
Bridges	Windows / Doors	3.7.4	Windows and Doors	B							
Bridges	Windows / Doors	3.7.4.1	Large Bridge – has two windows on each elevation. All are timber framed and in the same style as the main ranges.								
Bridges	Windows / Doors	3.7.4.2	Paint finish is failing on the lower parts of the windows and joints here have also swelled slightly. Some light repair/redecoration is recommended.	4		1	nr		500	£	500.00
Bridges	Windows / Doors										
Bridges	Windows / Doors	3.7.4.3	On the SW elevation glass is cracked in a lower pane of the window closest to the Central range but remains in place.								
Bridges	Windows / Doors	3.7.4.4	Small Bridge – single float glass is set within crude frames. Decoration appears satisfactory but putty needs to be replaced where missing.	3		1	nr		100	£	100.00
Bridges	Windows / Doors	3.7.4.5	An external door within the bridge is accessed via an external timber stair. The stair is serviceable and aluminium checker plate has been installed on the treads to increase slip resistance. The handrail is slippery when wet being gloss painted timber, and use should be restricted to fire escape only.								
Bridges	Windows / Doors	3.7.4.6	The fire door at the head of the stair is timber framed with T+G infill panelling. Panelling is slightly rotten at the base and should be repaired and redecorated.	3		1	nr		1000	£	1,000.00
Bridges	Windows / Doors										
Bridges	Windows / Doors	3.7.4.7	Escape Ironmongery functioned well but this should also be included within the Fire Risk Assessment.								
Bridges	Interior	3.7.5	Interior	B							
Bridges	Interior	3.7.5.1	Large Bridge – Male and Female WCs are accommodated in separate rooms.								
Bridges	Interior	3.7.5.2	Ceilings and partitions are painted plasterboard and satisfactory.								
Bridges	Interior	3.7.5.3	External walls are painted brickwork. Splashbacks behind the basins mounted on these walls are minimal and consequently the wall is becoming affected by wetting. Splashbacks should be extended and possibly also cover window sills.								
Bridges	Interior										
Bridges	Interior	3.7.5.4	Sanitaryware, cubicles and boxings are satisfactory.								
Bridges	Interior	3.7.5.5	The floor is laid with sheet vinyl. Edges and seams were good.								
Bridges	Interior	3.7.5.6	Small Bridge – The area is essentially a covered corridor. Felt is exposed to the underside of the roof. Rafters appeared satisfactory and the roof has little in the way of structural triangulation but appears to be in place. Wall plates are water stained but this may pre-date the existing roof.								
Bridges	Interior	3.7.5.7	Walls are essentially the rear of the external cladding and are stained. There appears to be water ingress on the NE elevation. The source is not obvious externally but could be unfilled nail hols that need to be sealed.	3		1	Item		250	£	250.00
Bridges	Interior										
Bridges	Interior	3.7.5.8	The floor is softwood planked with a vinyl runner down the centre. Levels were satisfactory.								
Bridges	Services	3.7.6	Services								
Bridges	Services	3.7.6.1	Extraction to the WCs was good with wall mounted fans.								
Bridges	Services	3.7.6.2	Waste and potable water pipework is wall mounted at low level and exposed for easy maintenance. Soil pipes and cisterns to the cubicles and urinals are boxed.								
Bridges	Services	3.7.6.3	Heating is provided by way of conventional radiators located within the room.								
Bridges	Services	3.7.6.4	The small bridge is unheated but pipework passes between the ranges at high level. Within the vaulted roof.								
Glost Range	Roof	3.8.1	Roofs	C							
Glost Range	Roof	3.8.1.1	The roof of the original 2 storey range consists of two longitudinal dual-pitched roofs with a valley gutter running between.								
Glost Range	Roof	3.8.1.2	The roof is covered with staffs blue plain clay tiles. And detailing is similar to the roofs re-covered as part of the conversion works 10 years ago, with vented ridges and felt reinforcement at eaves. Where tiles were removed, tiles notches have been ground out for nailing.								
Glost Range	Roof	3.8.1.3	NE Roof: NE Elevation – 5 tiles have slipped/broken and should be replaced.	2		5	nr		50	£	250.00
Glost Range	Roof	3.8.1.4	Numerous tiles are slightly deformed with negative and/or asymmetric cambers and wind driven rain will more easily filter though the tiles, placing greater reliance on the sarking felt below. Tiles could be swapped for a better profile to increase watertightness.	5		25	nr		75	£	1,875.00
Glost Range	Roof										
Glost Range	Roof	3.8.1.5	NE Roof: SW Elevation – All tiles appear to be in place.								
Glost Range	Roof	3.8.1.6	Ridge tiles are capped blue units with ventilators and appears to be well bedded. The abutment with the Central Range is flashed with a stepped lead flashing and soakers. All appeared to be secure and well pointed with mortar.								
Glost Range	Roof										
Glost Range	Roof	3.8.1.7	SW Roof: NE Elevation – all tiles were in place.								
Glost Range	Roof	3.8.1.8	The ridge was similar to the NE rood with all units in place. There was some undulation near to the SE end where the structure appears to have relaxed slightly.								
Glost Range	Roof										

Glost Range	Roof	3.8.1.9	SW Roof: SW Elevation – 2 tiles were broken and require replacement.	2	2	nr	50	£	100.00
Glost Range	Roof	3.8.1.10	Again, Lead flashings at the abutment to the Central Range are in place and well pointed.						
Glost Range	Roof	3.8.1.11	Behind the Mangle Tower there is a back gutter formed in lead sheet. Debris needs clearing.	2	5	m	20	£	100.00
Glost Range	Roof	3.8.1.12	Leadwork appears to be well sealed against the brick of the tower but a closer inspection of the sheet can be undertake once vegetation is cleared.						
Glost Range	Roof	3.8.1.13	Central Valley – leaks have been reported from the valley internally and they are clearly not watertight.		1	Item	10000	£	10,000.00
		3.8.1.14	There are two internal rainwater outlets and one at the end of the valley. The outlets have a curious arrangement in the way they have been formed with lead sheet. They comprise of 3 sections – two valley linings (labelled A and B) meet over a sump box formed out of a separate sheet of lead and this box has a welded pipe depositing water into pipework in the space below labelled (C)	2					
Glost Range	Roof								
Glost Range	Roof	3.8.1.15	The outlet hole in the sump box is very small for the area of roof being drained (approx. 50mm diameter) and the sump must fill up during heavy rain, allowing water to run between the lead sheets.						
Glost Range	Roof	3.8.1.16	Attempts have been made to seal the gap between the lead with some kind of liquid waterproofing compound which has itself cracked. This could also be hiding splits in the lead sheet beneath.						
Glost Range	Roof								
Glost Range	Roof	3.8.1.17	Bays appeared oversized but there were no signs of splits or stress cracking.						
		3.8.1.18	Drips formed between the lead bays are shallow and include splash laps. Paired with poor falls this may result in water being drawn between sheets via capillary action if it is standing for any period of time.						
Glost Range	Roof								
Glost Range	Roof	3.8.1.19	A section of gutter around an outlet should be stripped to establish the exact detail and confirm the source of the leaks before repairs are made.	1	1	Item	250	£	250.00
Glost Range	Roof	3.8.1.20	In the longer term capacity needs to be increased with larger outlets that make the most use of the 100mm downpipes below.	4	1	Item		£	-
Glost Range	Roof	3.8.1.21	Ideally, the gutter would be redesign to omit internal downpipes and drain to the NW end.	5	1	Item		£	-
Glost Range	Roof		Debris had built up in the catchpits and mesh was not very effective. Debris may also have made its way down into the internal downpipes causing a blockage and all debris needs to be cleared.	2	1	Item	2500	£	2,500.00
Glost Range	Roof	3.8.1.22	At the NW end the mortar pointed verge is in place. Cement has some isolated cracks which do not warrant action at this time.						
		3.8.1.23	The single storey lean-to roof on the SW side of the range has been roofed with profiles polyester powder coated aluminium sheets. Sheetting and colour coded aluminium flashing trims were satisfactory however the window sills to windows immediately above the roof appear to have been flashed with self-adhesive 'flash-band' material, which is only generally ever intended to be used for temporary repairs. The material will eventually fail and in the long term a more robust detail should be implemented.						
		3.8.1.24							
Glost Range	Roof								
Glost Range	Roof								
Glost Range	Roof								
Glost Range	Rainwater Goods	3.8.2	Rainwater Goods	B					
Glost Range	Rainwater Goods	3.8.2.1	Outboard gutters are cast-iron Ogee profiled and appear well decorated apart from some minor chipping at the joints.						
Glost Range	Rainwater Goods	3.8.2.2	NE Gutter – Decoration is satisfactory if a little faded and gutter line was clear. A couple of joints were leaking mid-way down the gutter and should be re-sealed.	3	1	Item	200	£	200.00
Glost Range	Rainwater Goods	3.8.2.3	4 downpipes dposit into the gutter of the roof below. Decoration was satisfactory.						
Glost Range	Rainwater Goods	3.8.2.4	On the SW side the gutter was blocked with vegetation at the SE end and should be cleared. Elsewhere the gutter was clear.	2	4	m	40	£	160.00
Glost Range	Rainwater Goods	3.8.2.5	Decoration of the gutter was good and there wre no discernible leaks.						
		3.8.2.6	4 Cast-iron downpipestakes water from the gutter down to ground and had good decoration. They have hopper heads at eaves and internal downpipes from the valley also deposit into these. The pipes must take a large volume of water here and they should be moniored in heavy rain to check capacity is adeqaute.	4	1	Item		£	-
Glost Range	Rainwater Goods								
Glost Range	Rainwater Goods	3.8.2.7	The 2 nd downpipe from the SE end (adjacent to the Mangle Tower) has recessed mortar, staining and vegetation growth below and may be blocked. This should be investigated and unblocked if so.	2	1	Item		£	-
Glost Range	Rainwater Goods								
Glost Range	Rainwater Goods	3.8.2.8	The 1 st downpie from the NW end needs to be extended down to the gully at its base as it is currently wetting the wall.	3	1	Item	75	£	75.00
Glost Range	Rainwater Goods	3.8.2.9	NW Elevation – water from the NW end of the valley deposits into a hopper on the gable end. The hopper was cleare and pipework was in good condition but it does deposit onto a small lean-to roof over the Bathouse entrance, and would be best served by a gully.	5	1	Item	3000	£	3,000.00
Glost Range	Rainwater Goods	3.8.2.10	S Lean-to Roof – the lower roofs are served by round profile pressed aluminium gutters which are a little incongruous. General condition appears fine but vegetation needs to be removed.	2	1	Item	125	£	125.00
Glost Range	Rainwater Goods								
Glost Range	Walls	3.8.3	Walls	B					
Glost Range	Walls	3.8.3.1	Red brick walls have been laid in a mixture of bonds including English bond and Flemish Garden Wall bond.						
Glost Range	Walls	3.8.3.2	SW Elevation – to the SE of the Mangle Tower just the upper floor of the range is visible above the lean-to.						
Glost Range	Walls	3.8.3.3	Brickwork and mortar were in place in the central section however at the junction with the Central Range and moreso at the junction with the Mangle Tower, mortar was recessed and needs to be repointed.	3	3	m	75	£	225.00
Glost Range	Walls	3.8.3.4	Mortar to the upper section is relatively new and relatively recent works must have been undertaken to consolidate the head of the wall.						
Glost Range	Walls	3.8.3.5	To the NW of the Mangle Tower the height of the wall is fully visible. Again the upper section appears to have had significant work.						
Glost Range	Walls	3.8.3.6	Brickwork and mortar is satisfactory apart from a crack between GF and FF windows at the NW end. The crack should be repointed with lime mortar and monitored.	4	2	m	75	£	150.00
Glost Range	Walls								
Glost Range	Walls	3.8.3.7	The single storey lean-to structure on the W corner of the range has poor brickwork at low level that needs to be re-pointed. A couple of spalled bricks also need to be replaced.	3	10	nr	35	£	350.00
Glost Range	Walls	3.8.3.8	NW Elevation – Some pointing is required where the aforementioned lean-to extension is bonded to the main building.						
Glost Range	Walls	3.8.3.9	Old structural movement between a number of GF and FF windows has been repointed in the past. Further movement has occurred on the N corner of the building and should be monitored with calibrated markers.	2	1	Item		£	-
Glost Range	Walls								
Glost Range	Walls	3.8.3.10	A large section of steel beam has been built into the wall but appears to be redundant. Historic significance should be assessment but ongoing corrosion could cause issues.	5	1	Item		£	-
		3.8.3.11	NE Elevation - The short elevation that rises above the Glost Warehouse roof here has a high window to wall ratio. The elevation appears to have been re-built in the mid-twentieth century and again the head of the wall has had major work in recent years.						
Glost Range	Walls	3.8.3.12	There has been some movement around the pre-cast window lintel bearings that should be monitored.	4	1	Item		£	-
Glost Range	Walls								
Glost Range	Windows / Doors	3.8.4	Windows and Doors	B					
Glost Range	Windows / Doors	3.8.4.1	SW Elevation – 2 large GF windows W1.125 and W1.126 required redecoration.	3	2	nr	600	£	1,200.00
Glost Range	Windows / Doors	3.8.4.2	Windows W1.124 and W1.127 have rotten sills and require minor repair.	2	2	nr	500	£	1,000.00
Glost Range	Windows / Doors	3.8.4.3	FF windows SE of the Mangle Tower are generally satisfactory.						
Glost Range	Windows / Doors	3.8.4.4	FF Windows NW of the Mangle Tower require redecoration.	4	8	nr	500	£	4,000.00
Glost Range	Windows / Doors	3.8.4.5	Windows W2.117 and W2.118 require repair to the lower rails.	3	2	nr	350	£	700.00
Glost Range	Windows / Doors	3.8.4.6	NW Elevation – of the 10 windows, 6 require repair to rotten rails, largely within the opening hoppers.	3	6	nr	350	£	2,100.00
Glost Range	Windows / Doors	3.8.4.7	The remaining 4 will require redecoration in the next few years.	4	1	Item		£	-
Glost Range	Windows / Doors	3.8.4.8	NE Elevation – large steel Crittall-style windows are generally in a good state of repair. External decoration is intact and some lights have recently been re-puttied internally.						
Glost Range	Windows / Doors	3.8.4.9	The seal between glass and frame is failing slightly externally but should survive for at least the next 5 years.						
Glost Range	Windows / Doors	3.8.4.10	Cracked glass in one of the panes remains in place.						
Glost Range	Windows / Doors	3.8.4.11	A plywood faced door on the NW elevation is no longer use. The finish has been affected by damp and the door requires redecoration or replacement.	3	1	nr	750	£	750.00
Glost Range	Windows / Doors	3.8.4.12	At basement level a timber plank door which gives access to the Bath House is in good condition.						
Glost Range	Windows / Doors	3.8.4.13	On the SW elevation of the Lean-to extension, the single timber plank door requires redecoration.	4	1	nr	400	£	400.00
Glost Range	Interior	3.8.5	Interior	B					
Glost Range	Interior	3.8.5.1	Basement Bath House – the walls of the subterranean space are very damp.						
Glost Range	Interior	3.8.5.2	The last remnants of old limewash can be seen in the corridor but at lower level it has all but disappeared. The area can never be damp-proofed but can be managed. Re-application of limewash should be considered to increase evaporative area and wick moisture away from the masonry.	4	1	Item	2000	£	2,000.00
Glost Range	Interior								
Glost Range	Interior	3.8.5.3	Ventilation needs to be improved.	4	1	Item		£	-
Glost Range	Interior	3.8.5.4	In the washing area the ceilings and walls are fully ceramic tiled but the glaze has crazed heavily. Tiles to the ceiling must cover brick vaulting between iron beams and corrosion to the beams has cracked the tightly jointed tiles. Movement should be monitored going forward.	5	1	Item		£	-
Glost Range	Interior								
Glost Range	Interior	3.8.5.5	The floor is quarry tiled in the washing area and condition is satisfactory.						
Glost Range	Interior	3.8.5.6	In the corridor the floor is brick paved and levels are a little uneven.						
Glost Range	Interior	3.8.5.7	GF Glost Warehouse – Half of the GF is open to the adjacent warehouse. At the SE end ceiling timbers are charred from being in close proximity to the gas-fired tunnel kiln that was located in the Central Range.. the structure appears to be stable however.						

[illegible]

[illegible]

Biscuit Range	Windows / Doors	3.11.4.2	SW Elevation – GF windows have good decoration apart from windows W1.163 and W1.164 which should be redecorated.	4	2	nr	500	£	1,000.00
Biscuit Range	Windows / Doors	3.11.4.3	FF windows are mostly serviceable with reasonable decoration.						
Biscuit Range	Windows / Doors	3.11.4.4	Window W2.172 will probably require decoration/repair	4	1	nr	500	£	500.00
Biscuit Range	Interior	3.11.5	Interior	B					
Biscuit Range	Interior	3.11.5.1	GF Bisque Firing – at the SE end of the space, water from the bottle oven has tracked under the door, following the undulations in the brick paved floor. Comment has been made about installation of a floor drain in the adjacent space.		1	item	750	£	750.00
Biscuit Range	Interior	3.11.5.2	The ceiling has areas where asbestos insulation board is still in place and condition should be monitored on a regular basis by both the site duty holder periodically by a specialist consultant.		1	item	£		-
Biscuit Range	Interior	3.11.5.3	Beneath the blocked roof outlet there is extensive wetting of the ceiling. This may be affecting insulation boards and if damage is occurring or the boards are at risk of collapse then they need to be safely removed urgently.	1	1	item	1000	£	1,000.00
Biscuit Range	Interior	3.11.5.4	Other areas of ceiling have previously ben removed and replaced with plastic sheeting. The reason is not known but if it is part of an encapsulation strategy then better sealing may be required.						
Biscuit Range	Interior	3.11.5.5	A number of timber first floor joists have been added to seal up an old floor hatch in the S corner of the space.						
Biscuit Range	Interior	3.11.5.6	FF Biscuit Warehouse – The large open plan space has vaulted ceilings split into 5 bays by 4 pairs of king post trusses. Trusses are in turn picked up by an arcade of cast iron columns running along the centre of the space.						
Biscuit Range	Interior	3.11.5.7	Structural repairs have been made to most of the trusses including the addition of steel plate reinforcement along the bearings on the NE external wall. Issues with rot in the truss bearings are evidently longstanding.						
Biscuit Range	Interior	3.11.5.8	There are tide marks on the timber trusses beneath the valley box gutter and water ingress needs to be remedied as a matter of urgency. Issues with the leadwork above have been noted previously.	1					
Biscuit Range	Interior	3.11.5.9	Ceilings between the trusses are painted fibreboard planks and these were satisfactory.						
Biscuit Range	Interior		Painted brickwork walls were largely obscured by storage racking. A section of wall adjacent to the Bottle Oven was damp with deteriorating finish.						
Biscuit Range	Interior	3.11.5.10	The NW wall is clad with plywood.						
Biscuit Range	Interior	3.11.5.11	Flooring consists of a double layer of panted softwood boards. Replacement have been made in isolated areas with like-for-like material.						
Biscuit Range	Services	3.11.6	Services	A					
Biscuit Range	Services	3.11.6.1	Services are generally exposed and electrical containment is fixed to the underside of the first floor joists and roof trusses.						
Biscuit Range	Services	3.11.6.2	Lighting consists of led battens in all areas						
Biscuit Range	Services	3.11.6.3	Gas and water pipework is exposed and runs around the rooms at high level.						
Bisque Firing	Roof	3.12.1	Roofs	D					
Bisque Firing	Roof	3.12.1.1	The roofs consists of a flat roofed area covered with mineral felt and a pitched lean-to roof covered with aluminium profiled sheeting.						
Bisque Firing	Roof	3.12.1.2	Mineral felt has been poorly sealed at the perimeters and is failing in a number of areas. The base of the chimney and around the outlet are perhaps the most significant. The area neds to be re-roofed and insufficient falls need to be addressed as part of this exercise.	1	165	m2	130	£	21,450.00
Bisque Firing	Roof	3.12.1.3	There are 4 former rooflights on the flat roof that are now covered with asbestos cement sheets. Asbestos is in very poor condition with broken edges. Attempts appear to have been made to seal breaks with silicone but the panels need to be removed by a specialist	1	1	item	2500	£	2,500.00
Bisque Firing	Roof	3.12.1.4	The pitched aluminium profiled sheet roof appeared to be in better condition. The powder coated finish has however has failed on flashings at the head of the roof and around vents. Bare steel is corroding and could be painted for now to extend the lifespan.	4	1	item	1000	£	1,000.00
Bisque Firing	Rainwater Goods	3.12.2	Rainwater Goods	B					
Bisque Firing	Rainwater Goods	3.12.2.1	The flat roof is partially served the the cast iron ogee profile gutter which runs along its SW edge. The line of the gutter is cleare and cast iron has good decoration.						
Bisque Firing	Rainwater Goods		The profiled aluminium roof is served by a pressed aluminium gutter on its NE eaves. The gutter is in good condition however the downpipe serving it has been crushed in various points and this will affect its capacity as well as making it prone to blockage. The downpipe needs to be replaced.	3	1	item	750	£	750.00
Bisque Firing	Rainwater Goods								
Bisque Firing	Walls	3.12.3	Walls	B					
Bisque Firing	Walls	3.12.3.1	NE Elevation – red brick is laid in a Flemish garden wall bond and unlike most of the original Victorian construction contains a DPC at floor level.						
Bisque Firing	Walls	3.12.3.2	Brickwork is mostly satisfactory however there is a significant crack on the N corner. The crack is widest in the centre suggesting the NE wall is attempting to bow. The crack should be pointed and monitored for now but may need to be pinned in the near future.	2	4	m	75	£	300.00
Bisque Firing	Walls	3.12.3.3	On the opposite return face the lintel of the SE facing window has cracked and should be replaced.	4	1	nr	300	£	300.00
Bisque Firing	Walls	3.12.3.4	SW Elevation – Brick and mortar is part of the original Victorian construction and is satisfactory. Aside from this, FF windows have been infilled with a single skin of brickwork that is poorly laid. Added to this, steel lintels have been added over said openings but do not appear to be galvanised or decorated. Corroding steel will eventually jack the weak panel of masonry above it.						
Bisque Firing	Walls	3.12.4	Windows and Doors	B					
Bisque Firing	Windows / Doors	3.12.4.1	NE Elevation – 3 large steel Crittall style windows are in place. Decoration is fair externally but poor internally with excessive surface corrosion. Frames should be de-scaled and decorated.		1	item	2000	£	2,000.00
Bisque Firing	Windows / Doors	3.12.4.2	Glass also has a poor appearance and could be improved.	5	1	item	1000	£	1,000.00
Bisque Firing	Windows / Doors	3.12.4.3	SW Elevation – 2 timber windows are in satisfactory condition.						
Bisque Firing	Windows / Doors		A plywood faced fire escape door on the NW elevation has a delaminating panel and should be repaired.	2	1	item	250	£	250.00
Bisque Firing	Windows / Doors	3.12.4.4	A pair of ledged and braced timber plank doors in the centre of the NE elevation has rusted bolts that could be improved or replaced. Timber was satisfactory.	4	1	item	500	£	500.00
Bisque Firing	Interior	3.12.5	Interior	B					
Bisque Firing	Interior	3.12.5.1	The space is a continuation of the Bisque Firing area discussed in the previous section.						
Bisque Firing	Interior	3.12.5.2	Ceiling panels contain asbestos and water ingress from the poor flat roof continues to damage them. A specialist needs to re-survey the current condition and recommendations should be actioned. Complete removal may be the most economical solution in the long term.	1	1	item	£		-
Bisque Firing	Interior	3.12.5.3	Walls are painted brickwork and at high level they are becoming damp due to the poor roof.						
Bisque Firing	Interior	3.12.5.4	Flooring is bare concrete with channels and rails set in. There are several unmarked trip hazards which could be better marked.	5	7	nr	75	£	525.00
Bisque Firing	Interior	3.12.5.5	Concrete screed is breaking up adjacent to some of the trolley tracks and repairs are required to consolidate the edges.	4	1	item	500	£	500.00
Bisque Firing	Services	3.12.6	Services						
Bisque Firing	Services	3.12.6.1	Services are generally exposed and electrical containment is fixed to the underside of the first floor joists.						
Bisque Firing	Services	3.12.6.2	Lighting consists of LED battens.						
Bisque Firing	Services	3.12.6.3	Gas pipework is exposed and runs around the rooms at high level.						
Boiler House / Dy Store	Roof	3.13.1	Roofs	B					
Boiler House / Dy Store	Roof	3.13.1.1	Dry Store - A high level pitched roof covers the Dry Store and the area was subject to the refurbishment works in 2013						
Boiler House / Dy Store	Roof	3.13.1.2	Plain clay tiles are a mixture of types but include Staffordshire Blue as well as newer red-bodied tiles. 5 tiles were in need of replacement, all on the NE slope.	2	5	Nr	50	£	250.00
Boiler House / Dy Store	Roof	3.13.1.3	Ridge tiles were in place and incorporate the newer vented units.						
Boiler House / Dy Store	Roof	3.13.1.4	There is a stepped lead flashing and soakers at the abutment junction with the Slip House. The remnnants of a previous adhere flashing are still there but the new flashing is chased into the brickwork and sealed with Leadmate.	2					
Boiler House / Dy Store	Roof	3.13.1.5	Corridor - A lower pitched roof covers the corridor and was also part of the refurbishment works. 2 tiles were missing. Breathable felt and good sized laths.	2	2	Nr	50	£	100.00
Boiler House / Dy Store	Roof	3.13.1.6	Lead flashings were all in place including a box gutter formed against the wall of the Biscuit Warehouse. Lead was satisfactory with good detailing but a small amount of debris could do with being cleared.	2	1	item	50	£	50.00
Boiler House / Dy Store	Roof	3.13.1.7	The Boiler Room roof is covered with aluminium and polycarbonate profiled sheeting. There was a limited amount of moss build up but overall the condition was reasonable.						
Boiler House / Dy Store	Roof	3.13.1.8	A lead covered valley at the base of the roof appeared to have good falls and was relatively clear.						
Boiler House / Dy Store	Roof	3.13.1.9	At its head the roof is well sealed against the brickwork wall of the Slip House but awkwardly bisects a couple of existing windows.						
Boiler House / Dy Store	Rainwater Goods	3.13.2	Rainwater Goods	B					
Boiler House / Dy Store	Rainwater Goods	3.13.2.1	Dry Store – cast iron ogee profiled gutters are in place on both eaves and have good decoration. Debris needs to be cleared from both gutters.	2	1	Item	100	£	100.00
Boiler House / Dy Store	Rainwater Goods	3.13.2.2	The cast-iron downpipe on the SW side is in good condition and the gully is clear. Bends in the pipe are a potential cause of blockages. On the NE side the downpipe deposits into the Boiler House gutter.						
Boiler House / Dy Store	Rainwater Goods	3.13.2.3	The lead gutters on the lower roofs run to hopper heads and downpipes located at the NE ends. Cast-iron downpipes are in good condition and gulleys are clear.						
Boiler House / Dy Store	Rainwater Goods								
Boiler House / Dy Store	Walls	3.13.3	Walls	B					
Boiler House / Dy Store	Walls	3.13.3.1	NE Elevation – red brick is laid in a very loose Flemish garden wall bond. Brick and mortar is in place and the upper gable has been consolidated.		1	item	£		-
Boiler House / Dy Store	Walls	3.13.3.2	The verge is crazed but remains in place.		1	item	£		-
Boiler House / Dy Store	Walls	3.13.3.3	SW Elevation – the wall is obscured/sheltered by the Slip House covered staircase, but brickwork was satisfactory. The junction of the lead roof of the stair is flashed against the wall and well-sealed.		1	item	£		-
Boiler House / Dy Store	Walls	3.13.3.4	Chimney: NE Elevation – brick is constructed in an English bond. A vertical hairline crack runs faintly up the bottom half of the stack and should be monitored.	5	1	item	£		-
Boiler House / Dy Store	Walls	3.13.3.5	Mortar is flush in the joints over about 80% of the elevation. Around 20% in a central band has become loose in the joint and should be repointed with a hydraulic lime mortar.	4	1	item	1000	£	1,000.00
Boiler House / Dy Store	Walls	3.13.3.6	Chimney: SE Elevation – Mortar is in place for around 95% of the surface area and just some minor isolated pointing of perpends is needed in the upper half of the chimney.	4	1	item	500	£	500.00
Boiler House / Dy Store	Walls	3.13.3.7	Chimney: NW Elevation – Some old vertical cracking at mid-height has been repointed. Around 90% of the mortar appears sound with some isolated areas of loose cement that should be replaced.	4	1	item	500	£	500.00
Boiler House / Dy Store	Walls	3.13.3.8	Chimney: SW Elevation – approximately 0% of the mortar appears to be sound. Limited repointing to isolated areas would be beneficial.	4	1	item	1000	£	1,000.00
Boiler House / Dy Store	Walls	3.13.3.9	Steel corner brackets generally appear well decorated but in this exposed position will likely require redecoration within the next 5 years.	4	1	item	500	£	500.00
Boiler House / Dy Store	Walls	3.13.3.10	The head of the chimney is covered with pigeon guano but this is hard to prevent.						
Boiler House / Dy Store	Walls								
Boiler House / Dy Store	Windows / Doors	3.13.4	Windows and Doors.	B					
Boiler House / Dy Store	Windows / Doors	3.13.4.1	SW Elevation – of the 2 windows at FF, 1 was satisfactory but the other is in need of some repair. Accelerated decay may be because of the awkward junction with the lead roof.	3	1	item	500	£	500.00

Boiler House / Dy Store	Windows / Doors	3.13.4.2	At GF the timber window is well sheltered from the elements by the canopy and is in good condition.								
Boiler House / Dy Store	Windows / Doors	3.13.4.3	NE Elevation - the pair of vertical timber plank doors are well weathered and appear to have been cut at the base, presumably due to rotten timber. Additional timber has been added to seal the opening and the doors are functional and well decorated even if slightly damaged on the inner face.								
Boiler House / Dy Store	Interior	3.13.5	Interior	B							
Boiler House / Dy Store	Interior	3.13.5.1	GF Passage – The SW side of the space has brick vaulted ceilings. These appear to have been paint with gloss emulsion in the past which is non-breathable however at first floor level beneath the dry store masonry has survived.								
Boiler House / Dy Store	Interior	3.13.5.2	The other half of the ceiling has been clad with plywood which presumably closes off the roof space of the lower pitched roof. Water staining presumably predates the refurbishment of the roof above.								
Boiler House / Dy Store	Interior										
Boiler House / Dy Store	Interior	3.13.5.3	Walls are painted brickwork. Some diagonal settlement cracking on the SE and NW sides is likely to be old and perhaps incurred when the upper floor was modified to form a flat roof.								
Boiler House / Dy Store	Interior										
Boiler House / Dy Store	Interior	3.13.5.4	Flooring is original brick paving and is very slightly rutted along the desire line from door to door.								
Boiler House / Dy Store	Interior	3.13.5.5	GF Boiler House – Full access was restricted and the walls are very soot stained internally. Structural ironwork appears to be corroded but access to redecorate would be difficult.								
Boiler House / Dy Store	Interior										
Boiler House / Dy Store	Interior	3.13.5.6	Comment cannot be made about the function of the boiler itself.								
Boiler House / Dy Store	Interior	3.13.5.7	FF Dry Store – The vaulted ceiling is formed by purlins which span from the gable to the Slip House via a single king post truss to break the span. The truss looked satisfactory as did the plasterboard ceiling between.								
Boiler House / Dy Store	Interior	3.13.5.8	Dark painted brickwork walls are chipping but do not affect the function here.								
Boiler House / Dy Store	Interior	3.13.5.9	Floors are slightly uneven where softwood boards have been patched.								
Boiler House / Dy Store	Services	3.13.6	Services								
Boiler House / Dy Store	Services	3.13.6.1	Wiring in the Dry Store is not housed within containment but is clipped back to the wall								
Boiler House / Dy Store	Services	3.13.6.2	Lighting consists of LED battens and circular LED surface mounted fitting.								
Boiler House / Dy Store	Services	3.13.6.3	Gas and water pipework is exposed and runs around the rooms at high level.								
Stores	Roof	3.14.1	Roofs	B							
Stores	Roof	3.14.1.1	The covering comprises of clay plain tiles and the roof pre-dates 2013 works apart from some work to the ridge.								
Stores	Roof	3.14.1.2	Upper Roof – on the NW slope 1 tile has broken and 8 tiles have slipped into the gutter at eaves level. Stripping back of the eaves may be required to properly attached the under-course.			1	item	1175	£	1,175.00	
Stores	Roof	3.14.1.3	Tiles were all in place on the SE slope.								
Stores	Roof	3.14.1.4	Ridge tiles include vented units and all were well bedded.								
Stores	Roof	3.14.1.5	Lead stepped flashing against the Main Slip House was in place and secure with mortar. Mortar appears over hard and a minor amount has been lost from the chase at the bottom. Repair should be made when undertaking any other works in the area.	4		1	item	100	£	100.00	
Stores	Roof										
Stores	Roof	3.14.1.6	At the NE verge mortar is virtually all missing on one slope and needs to be renewed.	2		1	item	1000	£	1,000.00	
Stores	Roof										
Stores	Roof	3.14.1.7	Breathable woven flet could be seen from below and looked in good condition with an eaves support tray.			1	item		£	-	
Stores	Roof	3.14.1.8	Lower Roof – 1 tile in the S corner of the SE slide has slipped and should be replaced.	2		1	Nr	50	£	50.00	
Stores	Roof	3.14.1.9	The ridge on the lower roof does not appear to be well bed and some units could be loose. Tiles need to be re-bedded.	2		1	item	1000	£	1,000.00	
Stores	Roof	3.14.1.10	The NE verge on the lower roof is also poor and needs repointing.	2		1	item	750	£	750.00	
Stores	Roof	3.14.1.11	Where the lower roof meets the glazed clerestory it is a very awkward detail and a difficult one to sufficiently weather. The over flashing is completely missing on the SE side and all that remain are individual soakers. Flashings need to be improved.	2		1	item	1500	£	1,500.00	
Stores	Roof										
Stores	Roof	3.14.1.12	Timber has rotted on the flashing line but this timber also forms part of the truss that supports this glazed gable. Some deflection can be seen in the horizontal member when viewed from eye level. The timber requires urgent repair.	1		1	item	1000	£	1,000.00	
Stores	Rainwater Goods	3.14.2	Rainwater Goods	B							
Stores	Rainwater Goods	3.14.2.1	Gutters on both sides are cast-iron similar to the rest of the site. Decoration has faded and there are some minor rust-spots/chipping but the paint firm should survive the next 5 years.								
Stores	Rainwater Goods										
Stores	Rainwater Goods	3.14.2.2	A single downpipe on each elevation services the two gutters and drains into a gully which was clear.								
Stores	Walls	3.14.3	Walls	B							
Stores	Walls	3.14.3.1	SE Elevation – brickwork laid in a Flemish garden wall bond was in place. A small patch of mortar loss at low level on the E corner should be pointed.			1	item	250	£	250.00	
Stores	Walls	3.14.3.2	The upper roof is supported on a timber post and beam structure. Timbers are fair but he post on the E corner has some rot at its base and needs repair.	3		1	item	500	£	500.00	
Stores	Walls	3.14.3.3	The structure is braced with single skin infill panels of brickwork finished with lime render which is spalling slightly. When viewed from inside it appears that the panels are not mechanically fixed into the frame as daylight is visible around the panel edge. Mechanical fixing is recommended.	1		1	item	1000	£	1,000.00	
Stores	Walls	3.14.3.4	NW Elevation – brickwork and mortar are in place but mortar that has been used for patch pointing is over hard cement and smeared over the face of the brick in places.								
Stores	Walls	3.14.3.5	At high level again, the timber structure rises above the brickwork to support the upper roof, however timber on this elevation is in poorer condition and requires redecoration and selective repair.	3		1	item	1000	£	1,000.00	
Stores	Walls	3.14.3.6	One of the infill panels is leaning out of the frame slightly and stabilisation is recommended.	1		1	item	250	£	250.00	
Stores	Walls	3.14.3.7	NE gable Elevation – Mortar is recessed at low level around the window and should be repointed.	4		1	item	500	£	500.00	
Stores	Walls	3.14.3.8	The concrete lintel over the GF window has delaminated and needs to be repaired.	3		1	item	750	£	750.00	
Stores	Walls										
Stores	Windows / Doors	3.14.4	Windows and Doors.	B							
Stores	Windows / Doors	3.14.4.1	NW Elevation.- 2 GF windows are in need of repair and redecoration.	3		2	nr	1000	£	2,000.00	
Stores	Windows / Doors	3.14.4.2	Mesh could also be improved.	5		1	item	250	£	250.00	
Stores	Windows / Doors	3.14.4.3	Both FF windows require repair where joints have swelled and rails rotted.	3		2	nr	500	£	1,000.00	
Stores	Windows / Doors	3.14.4.4	SE Elevation – At GF the single window is satisfactory.								
Stores	Windows / Doors	3.14.4.5	At FF the 2 windows have rotten rails and should be repaired.	3		2	nr	500	£	1,000.00	
Stores	Windows / Doors	3.14.4.6	The single door at ground floor is faced with a galvanised steel panel.that may have bee applied due to the failure of the door. The base of the frame is slightly rotten and could be repaired but the door is serviceable in its current state.			1	item	250	£	250.00	
Stores	Windows / Doors	3.14.4.7	The single door on the NW elevation has been permanently closed due to a change in levels. The timber is itself slightly rotten but as been painted over. The frame needs to be redecorated.	4		1	nr	750	£	750.00	
Stores	Windows / Doors										
Stores	Interior	3.14.5	Interior	B							
Stores	Interior	3.14.5.1	GF Workshop – the ceiling is exposed timber joists f the floor above. At the SW end of the space timber was damp and dry rot fungus has set in. The source of moisture should be remedied then timber needs to be dried out as soon as possible at which point the fungus can be removed and area monitored. If the fungus cannot be contained then infected timber will need to be cut out.	1		1	item	2500	£	2,500.00	
Stores	Interior	3.14.5.2	Walls are painted brickwork and are patchy but functional.								
Stores	Interior	3.14.5.3	Flooring is a concrete slab which was level.								
Stores	Interior	3.14.5.4	FF Store 1 – The space has a vaulted ceiling with a king post truss which divides the room into two bays. The soffit has been clad with plywood on one slope and OSB on the other. Some damp staining is showing thought the plywood joints on the SE side near the eaves.								
Stores	Interior	3.14.5.5	FF Store 2 – The ceiling is the structural timbers of the floor above, consisting of thick softwood planks loose laid over beams. Damp staining would suggest the source of moisture promoting dry rot beneath this space is the space above.								
Stores	Interior	3.14.5.6	Walls are painted brickwork and were satisfactory.								
Stores	Interior	3.14.5.7	The floor is timber boarded. Water filters through from the external landing and under the door which may be contributing to dampness. The landing must be modified so the deck falls away from the door.	2		1	item	500	£	500.00	
Stores	Interior	3.14.5.8	SF Store – the space is open to the roof structure and the underside of the felt is the predominant material. Rafters appear satisfactory but the purlin on the SE slope appears to have twisted slightly on its bearing. The structure needs to be monitored but significant work has been identified in this area externally.								
Stores	Interior	3.14.5.9	The floor is unsafe with voids and loose-laid planks. Access should be restricted.	1		1	item		£	-	
Slip House	Roof	3.15.1	Roofs	B							
Slip House	Roof	3.15.1.1	The SE facing roof of the building was re-roofed along with the conversion work in 2013. The NW roof only had selective tile replacements made. It would appear that the ridge was replaced as part of the works as it has ridge vents similar to the other refurbished areas.								
Slip House	Roof	3.15.1.2	SE Elevation – 7 broken or slipped tiles need replacement.	2		7	Nr	50	£	350.00	
Slip House	Roof	3.15.1.3	Part of the eaves line near to the Boiler Room rises up from the line of the masonry. It is unclear whether this is caused by the position of the wall plate, a truss or a series of rafters.								
Slip House	Roof										
Slip House	Roof	3.15.1.4	Where the Cup and Plate Shop range meets the Slip House, there is a lead-lined back gutter set into the roof slope. The gutter is currently full of vegetation and sludge and needs to be cleared.	2		1	item	100	£	100.00	
Slip House	Roof										
Slip House	Roof	3.15.1.5	NW Elevation – 16 tiles need to be replaced.	2		16	Nr	50	£	800.00	
Slip House	Roof	3.15.1.6	Tiles edges are parallel suggesting laths are holding. A breathable felt can be seen lapping into the gutter.								
Slip House	Roof	3.15.1.7	The ridge appears well bedded. There is some undulation in the line of the ridge where certain structural bays have settled, but the movement is like to be old.								
Slip House	Roof										
Slip House	Roof	3.15.1.8	The verge at the SW end is poor and needs to be re-pointed.	2		1	item	750	£	750.00	
Slip House	Roof										
Slip House	Roof	3.15.1.9	The NE verge is also poor and needs to be pointed.	2		1	item	750	£	750.00	
Slip House	Roof										
Slip House	Roof	3.15.1.10	NW Lean-To Canopy – consists of a plain clay tile upper roof and profiled metal sheeted lower roof which extends to the edge of the canal.								
Slip House	Roof	3.15.1.11	Approximately 100 tiles have been broken here as the roof appears to be a target for vandals throwing projectiles from the canal towpath. This type of vandalism is difficult to manage as a more robust material would likely not be permitted on the upper (original) canopy. A greater deterrent (e.g. CCTV) should be considered but will also be subject to obtaining consent.	5		100	Nr	50	£	5,000.00	
Slip House	Rainwater Goods	3.15.2	Rainwater Goods	B							
Slip House	Rainwater Goods	3.15.2.1	SE Elevation - gutters are cast-iron ogee profiled.and split into 2 sections either side of the plate shop. The small section of gutter at the SW end is full of vegetation that needs to be removed.	2		1	item	500	£	500.00	

[illegible]

[illegible]

Harper Street	Roof	3.17.1.2	A distinct area of red tiles on the lower roof does not blend in well with the rest and may have been repaired at a later date.							
Harper Street	Roof									
Harper Street	Roof	3.17.1.3	Over the whole elevation 3 tiles have slipped or broken and require replacement.	2		3	Nr		50	£ 150.00
Harper Street	Roof									
Harper Street	Roof	3.17.1.4	Tile-and-half units are used at the verges which is a good detail.							
Harper Street	Roof	3.17.1.5	Flashings to the bases of the chimney stacks are lead aprons sealed with Leadmate and all were in place.							
		3.17.1.6	Ridge tiles are capped blue units and appeared to be well bedded but mortar is exposed at the base of the units which will eventually fail.. One unit on the second ridge from the NW end was cracked and there is a slight deviation of the ridge line here. The tile should be replaced and adjacent units checked.	3		1	Nr		50	£ 50.00
Harper Street	Roof									
Harper Street	Roof	3.17.1.7	Tile edges were all parallel suggesting laths are good but as the roof was refurbished within the last 3 years one would not expect issues with laths or fixings.							
Harper Street	Roof	3.17.1.8	Felt was well lapped into the gutter.							
Harper Street	Roof	3.17.1.9	Original Buildings: NE Elevation – Clay tiles are again a mixture of colours but an area of red tiles on the uppermost roof appears to have been patch repaired with purely red tiles.							
Harper Street	Roof	3.17.1.10	4 tiles were broken and need to be replaced.	2		4	Nr		50	£ 200.00
Harper Street	Roof	3.17.1.11	Mortar from the base of the ridge units has also broken off and is lying on the roof face.							
Harper Street	Roof									
Harper Street	Roof	3.17.1.12	Mortar verges are all traditionally formed and mortar was in place supported by a particleboard undercloak.							
Harper Street	Roof	3.17.1.13	Steps between roofs vary in height but lead flashings were in place.							
Harper Street	Roof	3.17.1.14	Side returns were still in place on the lower block and roofs were satisfactory.							
Harper Street	Roof	3.17.1.15	The outhouse roof on the lower unit was satisfactory with all tiles in place but no gutters.							
Harper Street	Roof	3.17.1.16	Purpose-Built Units – Roofs are relatively complex with a great number of junctions given the footprint of the building and consist of 4 double-pitched roofs with flat roofs between. Itched roofs are covered with standing seam metal and flat roofs are laid with single-ply rubberized membrane.							
Harper Street	Roof	3.17.1.17	Pitched roofs all appear satisfactory and are well sealed at the ridges and verges with pre-formed metal flashings fixed with nylon-capped bolts and sealed with mastic.							
Harper Street	Roof	3.17.1.18	Flat roofs drain toward the rear (SW) side and have parapet upstands on both front and back. Outlets are formed through the rear parapet and lined with single-ply membrane that has been bonded to aluminium.							
Harper Street	Roof	3.17.1.19	Water is ponding on the second flat roof from the NW and must be long-standing due to the build up of silt and red algae has formed on the surface.The surfaces of the other flat roofs also seem to have some build up of silt to a lesser degree but do indicate that falls are not steep enough. The actual pitches should be measured and compared to the original specification drawing to see if they have been constructed to the specification or establish if there has been any local settlement of the structure which has had an effect on the pitch.							
Harper Street	Roof									
Harper Street	Roof	3.17.1.20	There also appears to be water running off the pitched roof and into the gap between the pitch and the flat roof parapet. One would assume there is a DPC or aluminium water-proofing at the head of the parapet wall but how this connects with the pitch roof is unknown. A coping stone may need to be removed to investigate. The wall is extremely wet with discharge from the weep vents at the base of the cavity suggesting water is getting in to the head of the wall.			1	item		250	£ 250.00
Harper Street	Roof									
Harper Street	Rainwater Goods	3.17.2	Rainwater Goods	B						
Harper Street	Rainwater Goods	3.17.2.1	Original Buildings: SW Elevation – gutters are ogee-profiled cast aluminium and each roof (between the steps) has an individual gutter and 1 downpipe serving it.							
Harper Street	Rainwater Goods	3.17.2.2	Gutter lines were clear part from slipped or broken tile fragments noted earlier and a ball on the uppermost gutter. The ball is not of a diameter to cause an issue but smaller balls such as tennis balls can present a significant issue if they make their way into the downpipe.	2						
Harper Street	Rainwater Goods									
Harper Street	Rainwater Goods	3.17.2.3	With only one downpipe on the uppermost gutter there is no contingency if it becomes blocked.							
Harper Street	Rainwater Goods	3.17.2.4	Gutters are supported off galvanised rise-and-fall brackets bedded into the masonry and falls generally appear good apart from a small amount of backfall on the lowermost gutter.	3						
Harper Street	Rainwater Goods	3.17.2.5	Downpipes have direct connections at their base which does not allow direct access, but inspection covers are located within the courtyard.							
Harper Street	Rainwater Goods	3.17.2.6	Original Buildings: NE Elevation – gutters are again ogee-profiled cast aluminium and decoration is good.							
Harper Street	Rainwater Goods	3.17.2.7	Gutters are linked to downpipes at both ends giving good contingency in case of blockage. Pipes deposit into open channels running across the footway into the carriageway. Such an arrangement is historic but would not be allowed in a new-build.							
Harper Street	Rainwater Goods	3.17.2.8	Falls are difficult to judge due to the uneven (subsided) eaves line but appear to be falling toward downpipes. There is little adjustment as gutters sit on a sawtooth corbel at the head of the wall.							
Harper Street	Rainwater Goods	3.17.2.9	Gutter lines were clear and there are no discernible marks on any of the joints indicating leaks.							
Harper Street	Rainwater Goods	3.17.2.10	Purpose-Built Units – pitched roofs drain to the flat roofs, and flat roofs drain via an outlet in the parapet wall on the rear. Outlets deposit into cast aluminium hoppers which appear well sized. Polyester powder coated finish was satisfactory.							
Harper Street	Rainwater Goods	3.17.2.11	A single ogee gutter serves the SE eaves on the uppermost unit and drains via a downpipe in the courtyard. The gutter was in good condition but a frisbee obstructs the gutter line and should be removed.	2						
Harper Street	Walls	3.17.3	Walls	B						
Harper Street	Walls	3.17.3.1	Original Buildings: NE Elevation - walls are constructed of gauged smooth red brick in a Flemish bond with blue brick plinth and detailing.							
Harper Street	Walls	3.17.3.2	The terrace was in a variety of ownerships prior to compulsory purchase and then refurbishment, and here are a variety of different type and colours of mortar but with additional work in 2022 means that all mortar is in place.							
Harper Street	Walls	3.17.3.3	All but the uppermost property have holes in the plinth where chemical injection DPC has been applied. This type of damp proofing treatment is poor practice but was likely undertaken many years ago whilst he houses where in domestic use.							
Harper Street	Walls	3.17.3.4	Unfortunately all mortar (including new mortar) is cement-based and devoid of well graded aggregate. Cement mortar will act to trap moisture within traditional solid-walled buildings such as this with no DPC, and eventually accelerate erosion of brickwork.							
Harper Street	Walls	3.17.3.5	In one are some of the plinth brickwork has been filled with pure cement and the repair will likely fail in time.							
Harper Street	Walls									
Harper Street	Walls	3.17.3.6	Sandstone lintels have been stripped back to bare stone, repaired and repointed. GF lintels in the 1 st , 2 nd and last house from the NW end have lintels which have cracked and subsequently been repaired with helibar reinforcement.							
Harper Street	Walls									
Harper Street	Walls	3.17.3.7	The wall has settled unevenly and subsidence is presumably historic.							
Harper Street	Walls	3.17.3.8	Ventilation grilles to the sub-floor void of some of the units are obscured where pavement level have been raised, and the lightwell serving the cellar window of the lowermost house has been filled in. GF timber floors will not b receiving adequate ventilation on this elevation.			1	item		2500	£ 2,500.00
Harper Street	Walls									
Harper Street	Walls	3.17.3.9	Original Buildings: NW Elevation – This end gable Has been entirely repointed in 2022 but again an inappropriate cement mortar has been used.							
Harper Street	Walls	3.17.3.10	Ventilation grilles are exposed so some single-sided ventilation will be available to the timber suspended floor in this unit, but will not penetrate the plan as much as multi-sided ventilation.							
Harper Street	Walls	3.17.3.11	There is a crack in the GF window of the front room which does not appear to have been tied with helibar, but the edges are slightly rounded suggesting the crack is not new. Cracking in the newly pointed brickwork above suggests movement is ongoing so this needs to be monitored with a calibrated marker.	2		1	item		£	-
Harper Street	Walls									
Harper Street	Walls	3.17.3.12	A crack in one of the FF windows has been repaired.							
Harper Street	Walls	3.17.3.13	Original Buildings: SE Elevation – the upper gable has good mortar which looks like it could be natural hydraulic lime. NHL2 would be appropriate for use with the brickwork but anything harder will have the effect of promoting decay of the brick's fire skin.							
Harper Street	Walls	3.17.3.14	Lintels have been painted but paint is flaking and either needs to be replaced (with a silicate paint) or removed. Red staining suggests there is some oxidization occurring but the source is not clear.	4						
Harper Street	Walls									
Harper Street	Walls	3.17.3.15	Original Buildings: SW Elevation – The masonry has been heavily modified where side returns have been removed to the majority of the houses.							
Harper Street	Walls	3.17.3.16	Brickwork is a poor quality stock brick which has been poorly bonded with the gauged 'best' work of the gable elevations. Brick arches and sills are also used rather than sandstone.							
Harper Street	Walls	3.17.3.17	Brickwork is poor on the lowermost unit where presumably render was removed. Mortar could be improved at the corner.	4		1	item		500	£ 500.00
Harper Street	Walls									
Harper Street	Walls	3.17.3.18	Elsewhere brick and mortar is generally in place.							
Harper Street	Walls	3.17.3.19	To the roof, chimney stacks were in place and well pointed. Flaunching has started to spall slightly on the upper surface.							
Harper Street	Walls	3.17.3.20	The second chimney from the NW on the SW elevation has cracked flaunching which should be repaired.							
Harper Street	Walls			3		1	item		750	£ 750.00
Harper Street	Walls	3.17.3.21	Purpose-Built Units: NE Elevation – Walls are rendered with a through-coloured monocouche render which appeared to be in good condition.							
Harper Street	Walls	3.17.3.22	Render is set over a blue engineering brick plinth. Where the render is within close proximity to the ground it is dampened by splashback which may weaken the render over time.							
Harper Street	Walls									
Harper Street	Walls	3.17.3.23	Purpose-Built Units: SW Elevation – Render is continued at high level on the gables of the workshops but the wall is mostly red brick in a cavity wall stretcher bond.							
Harper Street	Walls	3.17.3.24	The wall is saturated in several places where it lies beneath a flat roofed area and as noted earlier, poor detailing on the roof junctions may be the reason for water getting under the copings Brickwork and render is stained and fungus is even growing in one area at high level. The junction needs to be stripped back and re-formed.	1		1	item		500	£ 500.00
Harper Street	Walls									
Harper Street	Walls	3.17.3.25	There is staining from weep vents at the base of the wall and if the wall was cleaned with brick acid at completion, this would indicate that there is water running down the cavity.							
Harper Street	Walls									
Harper Street	Windows / Doors	3.17.4	Windows and Doors	B						
Harper Street	Windows / Doors	3.17.4.1	Original Buildings - Windows have all been replaced with double-glazed timber framed spring-balanced sliding sash windows. Finish is excellent.							
Harper Street	Windows / Doors	3.17.4.2	Neoprene seals to the FF windows at the NW end of the SW elevation have come off and should be re-fitted.	4		1	item		250	£ 250.00
Harper Street	Windows / Doors									
Harper Street	Windows / Doors	3.17.4.3	At ground floor new powder coated aluminium doors have been installed into the courtyard and were satisfactory.							
Harper Street	Windows / Doors	3.17.4.4	Timber panelled doors have been installed within existing doorways on the other elevations but have been sealed shut, apart from the SE which is used as the main entrance for Middleport Matters.							
Harper Street	Windows / Doors	3.17.4.5	The shopfront to the uppermost unit onto Harper Street was reconstructed 3 years ago as part of the conversion works. Lower edges of the plywood have started to rot slightly and repair is needed.	3		1	item		300	£ 300.00
Harper Street	Windows / Doors									
Harper Street	Windows / Doors	3.17.4.6	Lead is in place at the head of the shopfront but the short projection does not offer much protection.							
Harper Street	Windows / Doors	3.17.4.7	Purpose-Built Units – The have powder coated aluminium framed double-glazed windows which were satisfactory.							
Harper Street	Windows / Doors									
Harper Street	Interior	3.17.5	Interior	B						
Harper Street	Interior	3.17.5.1	Lodge Keepers House – Finishes are the same as the GF but there is some damp staining on the party wall at high level. Dampness could be occurring in the chimney void. Chimney pot cowls and better ventilation of the chimney is suggested.	4		1	item		4000	£ 4,000.00
Harper Street	Interior									
Harper Street	Interior	3.17.5.2	It is not known if traditional lime or modern gypsum plaster has been used – the smooth finish is suggestive of the latter and this would not help with moisture management. Breathable finishes would also be required in the case of lime plaster.							
Harper Street	Interior	3.17.5.3	Pine floorboards are weathered but level and satisfactory.							
Harper Street	Interior	3.17.5.4	Exhibition Area - Ceilings and walls are painted plaster and satisfactory, as are areas of exposed brick.							
Harper Street	Interior	3.17.5.5	The flooring is sheet vinyl and satisfactory. The floor slab is presumably concrete and laid in 2022 with DPMs.							
Harper Street	Interior	3.17.5.6	To the upper floor there is damp staining on the vaulted ceiling adjacent to the party wall. A defect was not obvious in this area on the roof but must be investigated with the necessary access.	2						
Harper Street	Interior									
Harper Street	Interior	3.17.5.7	There was some disrupted brickwork around the upper purlin which should be repointed and monitored going forward.	4		1	item		500	£ 500.00

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3.17.5.8	Workshops – Only selected units were accessible at the time of survey but condition of these can be seen as indicative of the others.						
3.17.5.9	Walls are a mixture of painted plaster, painted blockwork (purpose-built units) and bare exposed brick.						
3.17.5.10	Ceilings were generally painted plaster and satisfactory.						
3.17.5.11	Flooring is laid as sheet vinyl or carpet and was generally satisfactory.						
3.17.5.12	FF Offices – Walls and ceilings were painted plaster and satisfactory.						
3.17.5.13	Bare brick walls have been modified, presumably for the installation of bracing steelwork where party and spine walls have been removed. The finish is rough but contrasts with the painted plaster.						
3.17.5.14	Flooring is vinyl and satisfactory.						
3.17.6	Services						
3.17.6.1	To the GF services are generally hidden within the first floor void and LED batten lighting is surface mounted to the plastered soffit.						
3.17.6.2	To the FF, services are exposed in vaulted ceilinged areas only, but power and data is surface mounted within trunking.						

Exclusions:
Asbestos removal
Infation
VAT
Professional fees
Temporary propping to adjaent buildings
Pavement and licence chargers
Archaeological downtime

Access allowance	£	549,490.00
Extra over for rope access	£	30,000.00
Contractor Preliminaries @ 20%	£	10,000.00
Contractor Preliminaries @ 20%	£	117,898.00
Contigency @ 10%	£	70,738.80
Total cost	£	778,126.80

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Excluded
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Allowance for structural visit
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		Roofs	Rainwater Goods	Walls
3.1	Packing House	B	B	B
3.2	Plate Shop	B	B	B
3.3	Port Street Range	C	B	B
3.4	Warehouse	B	B	B
3.5	Glost Warehouse	C	B	A
3.6	Central Range	B	B	B
3.7	Bridges	B	A	B
3.8	Glost Range	C	B	B
3.9	Mangle Tower	B	C	C
3.10	Bottle Oven	B	B	C
3.11	Biscuit Range	C	B	B
3.12	Bisque Firing	D	B	B
3.13	Boiler House / Dry Store	B	B	B
3.14	Stores	B	B	B
3.15	Slip House / Casting Shop / Mould Stores	B	B	B
3.16	Cup and Plate Shops	B	B	B
3.17	Harper Street	B	B	B

Doors/Windows	Interiors
B	B
C	B
B	B
C	B
B	B
C	B
B	B
B	B
C	C
A	B
B	B
B	B
B	B
B	B
C	B
C	B
B	B

Location	Element	Clause
Port Street Range	Roof	3.3.1
Port Street Range	Roof	3.3.1.6
Port Street Range	Walls	3.3.3
Port Street Range	Walls	3.3.3.16
Port Street Range	Walls	3.3.5
Port Street Range	Interior	3.3.5.36
Port Street Range	Interior	3.3.5.60
Port Street Range	Interior	3.3.5.70
Port Street Range	Interior	3.3.6
Port Street Range	Services	3.3.6.3
Port Street Range	Services	3.4.5
Warehouse	Interior	3.4.5.11
Warehouse	Interior	3.4.5.34
Warehouse	Interior	3.4.5.35
Warehouse	Interior	3.4.5.39
Warehouse	Interior	3.5.2
Glost Warehouse	Rainwater Goods	3.5.2.10
Glost Warehouse	Rainwater Goods	3.5.5
Glost Warehouse	Interior	3.5.5.3
Glost Warehouse	Interior	3.6.5
Central Range	Interior	3.6.5.32
Central Range	Interior	3.8.1
Glost Range	Roof	3.8.1.19
Glost Range	Roof	3.8.5
Glost Range	Interior	3.8.5.15
Glost Range	Interior	

Glost Range	Interior	3.8.5.25
Glost Range	Interior	
Mangle Tower	Interior	3.9.4
Mangle Tower	Interior	3.9.4.3
Mangle Tower	Interior	
Bottle Oven	Walls	3.10.2
		3.10.2.3
Bottle Oven	Walls	
Bottle Oven	Walls	
Bottle Oven	Interior	3.10.4
Bottle Oven	Interior	3.10.4.5
Biscuit Range	Roof	3.11.1
Biscuit Range	Roof	3.11.1.16
Biscuit Range	Roof	
Biscuit Range	Roof	
Biscuit Range	Roof	3.11.1.17
Biscuit Range	Roof	
Biscuit Range	Interior	3.11.5
Biscuit Range	Interior	3.11.5.3
Biscuit Range	Interior	
Biscuit Range	Interior	3.11.5.8
Biscuit Range	Interior	
Bisque Firing	Roof	3.12.1
Bisque Firing	Roof	3.12.1.2
		3.12.1.3
Bisque Firing	Roof	
Bisque Firing	Interior	3.12.5
		3.12.5.2
Bisque Firing	Interior	
Bisque Firing	Interior	
Stores	Roof	
		3.14.1
Stores	Roof	3.14.1.12
Stores	Roof	
Stores	Walls	3.14.3
Stores	Walls	3.14.3.3
Stores	Walls	
Stores	Walls	
Stores	Walls	3.14.3.6
Stores	Walls	
Stores	Interior	3.14.5

Stores
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Slip House
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Harper Street

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3.14.5.1
3.14.5.9
3.15.3
3.15.3.7
3.17.3
3.17.3.24

Description
Roofs
On the first gable from the NE end, the felt is not adequately lapped into the valley and consequently has dropped into the roof space. The valley needs to be re-formed with adequate support to the felt.
Walls
The chimney above the offices at the NE end has poor flaunching and loose pots. Flaunching needs to be renewed and pots secured.
Interior
To the WC area penetrating damp from the gutter issue externally is making the wall damp and black mould growth has occurred at low level. The water ingress needs to be addressed immediately and wall allowed to dry out.
The second truss has satisfactory bearings but has split in the centre. A structural engineer should be employed to assess and specify repairs if necessary.
In the East corner of the room a section of pine boarded floor is depressed and is extremely springy, suggesting some local failure of the underlying floor structure. Boards in this location need to be taken up to investigate as no defect was seen from below.
Services
FF 'Throwdown' Room – At high level there is a leaking water pipe that needs to be repaired.
Interior
A shared sink in the vestibule has a faulty monobloc which will not close and needs repair.
The door into the café fouls the floor at the base and as such renders the closer ineffective. The floor rather than the door appears to be the issue but remediation is needed urgently.
The door into the circulation core does not close into the frame properly and as such will also be ineffective in forming a fire seal.
One area of ceiling appears to be brick vaulted with a lime render. Cracking suggests the surface if not the bricks are loose and this should be investigated before material drops.
Rainwater Goods
In the west corner of the roof the gutter has moved away from the wall completely leaving a large gap open to the sky. The area needs to be repaired and reflashed urgently.
Interior
In the east corner the sky is visible through the gap in the roof. The steel supporting the gutter has begun to corrode in this area and the area needs repair as indicated earlier.
Interior
The floor joist carrying the timber floor above are exposed. The joists running alongside and boards in contact with the wall of the oven are damp and look to be affected by dry rot. Moisture content of the timber urgently needs to be reduced but this may not be possible and replacement may be the only option. Effort should be made to isolate replacement timber from the source of moisture with the use of DPCs etc.
Roofs
A section of gutter around an outlet should be stripped to establish the exact detail and confirm the source of the leaks before repairs are made.
Interior
GF Board Wash – Timber joist are exposed where fibreboard ceiling have been partially removed. Floorboards above are damp stained. The washing tables in the space above may have leaking pipework and must be checked urgently.

The first truss from the SE end is heavily damp stained near the valley and there does appear to be some distortion in the line of the timber. Timber felt dry at the time of the survey but a structural engineer should assess the member in case additional support is required. Damp ingress must also be remedied.

Interior

One of the steel lintels is corroding due to dampness of the wall and the expansion is jacking a section of adjacent masonry. The moisture levels within the walls need to be reduced urgently. Movement will be ongoing.

Walls

Looking closer at the attachment point there is some cracking that is reflected on the interior, and strengthening may be required. In some areas the remaining wall may only be half a brick thick. This cracking was not mentioned in a structural report produced for the conversion works 10 years ago. A structural engineer could reassess the structure but the movement should be monitored with calibrated markers.

Interior

~~There is an area of spalled brick immediately above this latter crack and brickwork should also be checked with appropriate access in case any are loose.~~

Roofs

At the NW end, the outlet also takes water from the adjacent mineral felt roof however the felt is poorly sealed onto the lead with mastic and the two materials have subsequently pulled apart. Leaks have been reported in the space below. Falls need to be redesigned and additional outlets formed.

The outlet is also blocked and needs to be cleared.

Interior

Beneath the blocked roof outlet there is extensive wetting of the ceiling. This may be affecting insulation boards and if damage is occurring or the boards are at risk of collapse then they need to be safely removed urgently.

There are tide marks on the timber trusses beneath the valley box gutter and water ingress needs to be remedied as a matter of urgency. Issues with the leadwork above have been noted previously.

Roofs

Mineral felt has been poorly sealed at the perimeters and is failing in a number of areas. The base of the chimney and around the outlet are perhaps the most significant. The area needs to be re-roofed and insufficient falls need to

There are 4 former rooflights on the flat roof that are now covered with asbestos cement sheets. Asbestos is in very poor condition with broken edges. Attempts appear to have been made to seal breaks with silicone but the panels need to be removed by a specialist

Interior

Ceiling panels contain asbestos and water ingress from the poor flat roof continues to damage them. A specialist needs to re-survey the current condition and recommendations should be actioned. Complete removal may be the most economical solution in the long term.

Roofs

Timber has rotted on the flashing line but this timber also forms part of the truss that supports this glazed gable. Some deflection can be seen in the horizontal member when viewed from eye level. The timber requires urgent repair.

Walls

The structure is braced with single skin infill panels of brickwork finished with lime render which is spalling slightly. When viewed from inside it appears that the panels are not mechanically fixed into the frame as daylight is visible around the panel edge. Mechanical fixing is recommended.

One of the infill panels is leaning out of the frame slightly and stabilisation is recommended.

Interior

GF Workshop – the ceiling is exposed timber joists f the floor above. At the SW end of the space timber was damp and dry rot fungus has set in. The source of moisture should be remedied then timber needs to be dried out as soon as possible at which point the fungus can be removed and area monitored. If the fungus cannot be contained then infected timber will need to be cut out.

The floor is unsafe with voids and loose-laid planks. Access should be restricted.

Walls

A metal roofing sheet at the SE end is missing at the lead apron flashing at the head is torn and both need to be replaced.

Walls

The wall is saturated in several places where it lies beneath a flat roofed area and as noted earlier, poor detailing on the roof junctions may be the reason for water getting under the copings Brickwork and render is stained and fungus is even growing in one area at high level. The junction needs to be stripped back and re-formed.

Priority	Responsibility
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B	
1	Burleigh

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C	
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C	
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B	
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D	
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1	
B	

1	
1	Burleigh
B	
1	
B	
1	

Location	Element	Clause
Port Street Range	Interior	3.3.5.36
Port Street Range	Interior	
Port Street Range	Interior	3.3.5.70
Port Street Range	Interior	
Glost Range	Interior	3.8.5.15
Glost Range	Interior	
Stores	Walls	3.14.3.6
Stores	Walls	
Stores	Interior	3.14.5.9
		3.1.5.20
Packing House	Interior	
Packing House	Interior	3.1.5.21
		3.1.5.23
Plate Shop	Windows / Doors	3.2.4.2
Plate Shop	Windows / Doors	
Plate Shop	Windows / Doors	3.2.4.5
Plate Shop	Windows / Doors	
Plate Shop	Interior	3.2.5.2
Warehouse	Interior	3.4.5.14
Warehouse	Interior	
		3.4.5.38
Warehouse	Interior	
Central Range	Windows / Doors	3.6.4.13
Central Range	Windows / Doors	
Glost Range	Windows / Doors	3.8.4.2
Glost Range	Windows / Doors	

Description

To the WC area penetrating damp from the gutter issue externally is making the wall damp and black mould growth has occurred at low level. The water ingress needs to be addressed immediately and wall allowed to dry out.

In the East corner of the room a section of pine boarded floor is depressed and is extremely springy, suggesting some local failure of the underlying floor structure. Boards in this location need to be taken up to investigate as no defect was seen from below.

GF Board Wash – Timber joist are exposed where fibreboard ceiling have been partially removed. Floorboards above are damp stained. The washing tables in the space above may have leaking pipework and must be checked urgently.

One of the infill panels is leaning out of the frame slightly and stabilisation is recommended.

The floor is unsafe with voids and loose-laid planks. Access should be restricted.

In the north corner a wet area has been laid with sheet vinyl which is ripped in the centre and does not provide adequate waterproofing to the floor below. Vinyl should be replaced and new material better detailed around the sink legs and pipework to prevent water damage.

Sinks should also be fitted with splashbacks as dampness is affecting the fabric above them.

FF Office/Library – The area has been partitioned and fitted with a mezzanine level using birch plywood panelled construction. It is not known if the installation has been retrofitted but an 'inner room' situation has been created.

SE Elevation – GF windows have poor decoration and cracked putty, particularly on the lower rails where wet rot is setting in. Frames need to be redecorated and putty renewed

NW Elevation – windows to the ground floor are again poor with bottom rails and glazing bars heavily affected by rot. Repairs are needed

Fire protection would normally be require to exposed first floor structural steel but presumably the arrangement was permitted by building control when the space was converted to a retail space. Subsequent subdivision of upstairs

The floor is laid with sheet vinyl. Welded seems have split and joints are sealed with tape. The floor needs to be repaired to prevent trip hazards reoccurring.

The first floor here separates the Burleigh factory from publicly accessible museum areas above and one would assume that the floor needs to provide fire compartmentation. Again, it is assumed that this was considered at the time of conversion and there are special dispensations available to listed buildings, but fire safety is usually less

Between the Glost Range and Bottle Oven, 3 FF windows have crazed decoration and rot to the bottom rails. Repair and redecoration are required. Cracked glass remains in place in one of the opening hoppers.

Windows W1.124 and W1.127 have rotten sills and require minor repair.

Priority	Responsibility
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