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Historic England Cultural Sector Decarbonisation

Lit & Phil Library

Condition Report

Ref: 241181/S Wilkinson
Approved By: S Wilkinson
Date: 12 May 2025
Status: For Information
Version: 1

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1.0 INTRODUCTION

1.1 Conisbee were appointed by Haworth Tomkins Architects, on behalf of Historic England to undertake a condition survey of the Lit & Phil Library, Newcastle. The purpose of the inspection and reporting was to understand the general condition of the building fabric and highlight any particular issues or defects pertinent to formulation of a decarbonisation strategy for the site.

1.2 Our inspection was carried out by Simon Wilkinson on 7th April 2025. The inspection was visual only and no opening-up works or intrusive investigations were undertaken. All internal areas of the building were accessed (bar the Swan Room which was in use), however some roofs and parts of the rear and flank (west) external elevations were not fully visible from ground level or other safe access points. Void spaces above the coved ceilings around the lanterns were not fully accessed as they are not covered by the most recent Asbestos Management Survey, hatches were however lifted to gain a general understanding of the structure and fabric there.

1.3 We have not had access to extensive archive material relating to the building. Some historic section drawings were viewed during our site visit and have helped to inform commentary in this report.

1.4 A selection of photographs taken during our inspection is reproduced herein for illustrative purposes. Other photographs were also taken and can be made available on request.

1.5 Whilst our investigation and assessment has been taken far enough to satisfy the requirements of our brief it has, of necessity, not been exhaustive. The findings cannot therefore be warranted to apply to areas not inspected or investigated.

1.6 This report is intended for the use of our client, Haworth Tomkins and no liability can be accepted for its use by any third party.

2.0 BUILDING TYPE, CONSTRUCTION & CONTEXT

2.1 The property is Grade II* listed and was constructed in two main phases from 1822 and 1885 as a private library and society rooms. A third minor phase of construction in 1888/9 provided a small extension at first floor level in the gap between the building adjoining Neville Hall. The listing description describes the building as follows:

Sandstone ashlar; roof not visible. Greek revival style. 3 storeys, 3 bays under pediment. Moulded plinths; rusticated ground floor with wide square stone steps to double door recessed behind fluted Ionic columns; Voussoirs to this and to flanking aproned sashes. First-floor sashes in architraves, with cornices, the central bracketed; projecting sills to square second-floor sashes; all windows have glazing bars. Top entablature with triglyphs and guttae. Ends set back and entablature follows. 1885 addition of rear wing at right-angles obscured by Bolbec Hall (q.v.). Interior shows much classical stucco ornament on friezes; wrought-iron balconies and spiral stair to library gallery; low-domed roof lights with glazing bars. Extension at rear with similar-style interior 1888/9 by A.B. Gibson.

2.1.1 It forms part of a group of listed buildings together with Bolbec Hall to the east (constructed circa 1908 as offices for the Lit and Phil society) and Neville Hall to west (constructed circa 1869 as the North of England Mining and Mechanical Engineers Institute). There were originally internal connections through to Bolbec Hall, these have now been stopped up as the Hall is in different ownership.

3.0 OBSERVATIONS

3.1 Roof Areas

3.1.1 The roofs are very low pitched and set out around three steel framed 'glasshouses' which over glazed roof lanterns within the Main Library, Reading Room and Committee Room. Roof finishes comprise modern bituminous mineral felt over the Main Library (recently applied) and traditional lead sheet with timber rolls in the other areas.

3.1.2 The primary roof structure of the Main Library comprises iron/steel beams and filler joist type concrete slabs around the three central glazed lights. We understand that this roof was heavily damaged in a fire circa 1900 and much of this structure is likely to date from that period, rather than 1825. Secondary steel framing provides support for the coved ceiling structure under. The glasshouse structure over is currently different to that depicted in archive material and is assumed to have been replaced during the 20th century. Refer to archive drawings in Figures 1 and 2 and current Photographs 1 and 2.

Figure 1: Archive section cut E-W through the Main Library (short section) and Reading Room (long section)

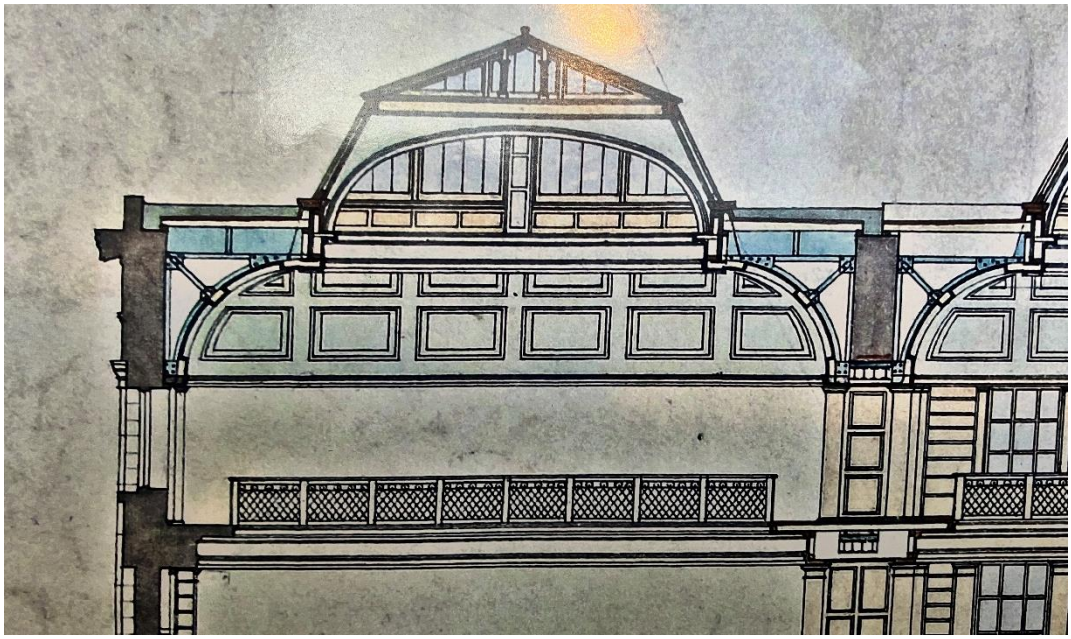


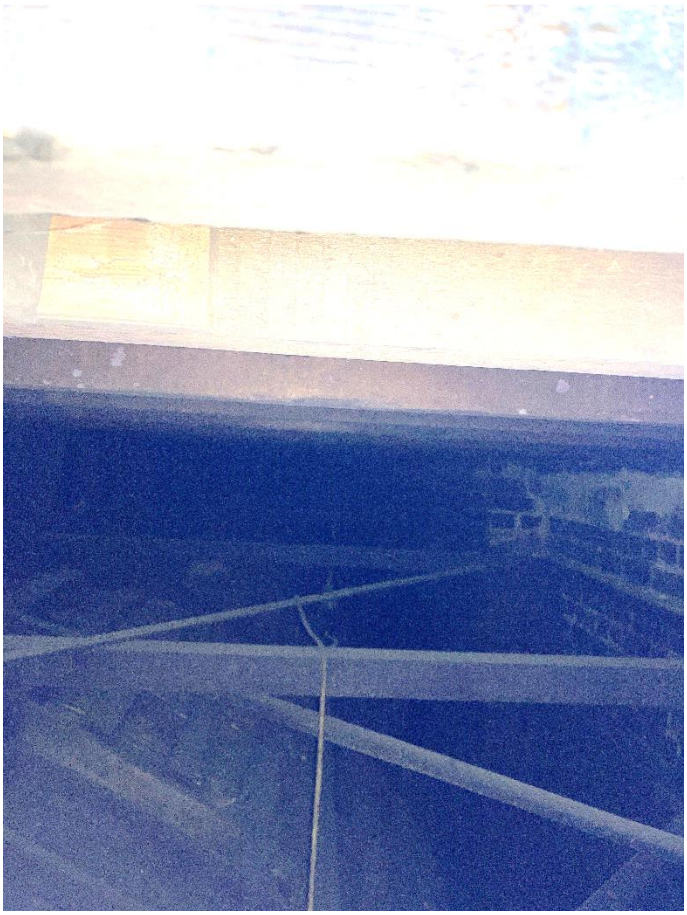
Figure 2: Detail from archive section showing large primary steel beams running N-S and with shorter beams spanning E-W. Concrete slabs forming the flat roof deck are depicted to either side of the glasshouse.

Photograph 1: View of current steel glasshouse frame over roof light openings and felt roof coverings. No primary steel structure is visible.

Photograph 2: View within Main Library roof void showing steel framing supporting fibrous plaster coved ceiling and concrete slab roof deck over.

3.1.3 The Committee Room and Reading Room roofs, lanterns and glasshouses are of generally similar overall design however the flat roof decks in the Reading Room and Committee Room (assumed – not visually verified) are of timber joist construction

Photograph 3: Reading Room 'glasshouse and leaded flat roof deck. A structural beam supporting the roof lights and glass house can be seen spanning N-S between the external walls and covered by the leaded upstand.



Photograph 4: View within Reading Room roof void showing coved ceiling plaster, secondary steel structure and timber joist deck over.

Photograph 5: Committee Room 'glasshouse' viewed externally.

3.1.4 The glasshouse structure over the Main Library is in relatively poor overall condition with evidence of ongoing water ingress occurring into the room below. Many of the steel frame post bases are corroded (Photograph 6) and lead cappings, weatherings and flashings are in generally poor condition throughout. Several glazing panels are cracked and there is a likelihood that asbestos rope seals have been used at the glazing bars.

Photograph 6: Typical example of corrosion to base of steel framing

3.2 The glasshouses over the Reading Room and Committee Room appear to be in somewhat better condition and are not reported to be leaking currently. Leadwork is also in generally poor condition on these and will require replacement.

3.3 The lead sheet flat roof finishes and perimeter details appeared to be in acceptable condition at the time of the inspection and no widespread water ingress was reported currently. The junction between the lead and felted roofs appeared to be poor and has certainly leaked in the recent past. Further investigations are required to confirm and improve this arrangement. A significant leak running all the way to ground floor and basement level had occurred around the base of the chimney stack to the east end of the Reading Room but now seems have been resolved.

Photograph 6: Junction and shallow drainage channel between lead and felt finishes.

3.3.1 The felt finishes have been recently installed and remain in good overall condition.

3.3.2 There was no visible evidence of any insulation in the flat roofs and the glasshouses and lanterns were observed to be single-glazed.

3.3.3 Masonry elements vary between reasonable and poor condition. The pediment, cornice and copings are lead covered around the north-facing street elevation and partially along the flank (west) elevation, however the remaining areas are mostly not protected. Many of the coping stone joints and skyward facing cornice joints were noted to be open iron and with some vegetation growth occurring (Photograph 7). Some iron cramps between masonry units are visible, but do not seem to be significantly corroded.

Photograph 7: Typical example of roof level masonry showing open joints, vegetation growth and an exposed iron cramp.

3.3.4 Render-finishes applied over masonry are in generally poor condition and have cracked and spalled (Photograph 8). These may have been originally applied to cover and shelter eroded stonework.

Photograph 8: Typical example of failed render at roof level.

3.3.5 Gutters and rainwater goods seemed to be fairly clear and there was no evidence of significant ponding at roof level.

3.3.6 The roofs to the external staircase and first floor extension at the south-west corner were not properly visible and cannot be commented on.

3.3.7 The small felted mono-pitch roof in the courtyard is in poor condition and leaking. Recovering and probably timber repairs are required.

3.4 External Elevations

3.4.1 All elevations are assumed to be of solid brick and stone masonry. The front elevation comprises sandstone facework (we assume backed with brick rather than full thickness). It is in generally good condition with no sign of any structurally significant cracking or widespread deterioration of the stone facings. We do note that some of the stonework in the pediment area, particularly at the north-east corner is heavily stained in a manner that suggests surface water runs off the upper surfaces and down the block faces periodically (Photograph 9)

Photograph 9: Front elevation - water staining at upper north-east corner.

3.4.2 The west flank elevation is also sandstone-faced and remains in good overall condition where visible – inspection access is somewhat restricted by the narrow gap to the adjoining building. No structurally significant defects were observed. A cracked stone lintel was noted below a ground floor window, however this appears to be historic and to be supported by infilled masonry below (Photograph 10).

Photograph 10: West flank elevation – cracked lintel.

3.4.3 Similar staining is present to the underside of the cornice and it is assumed that water falling on the upper surfaces, runs over or percolates through open joints, especially where weatherings are absent (Photograph 11). This has resulted in at least one minor spall and others may be found with direct close inspection.

Photograph 11: West flank elevation – water staining to cornice.

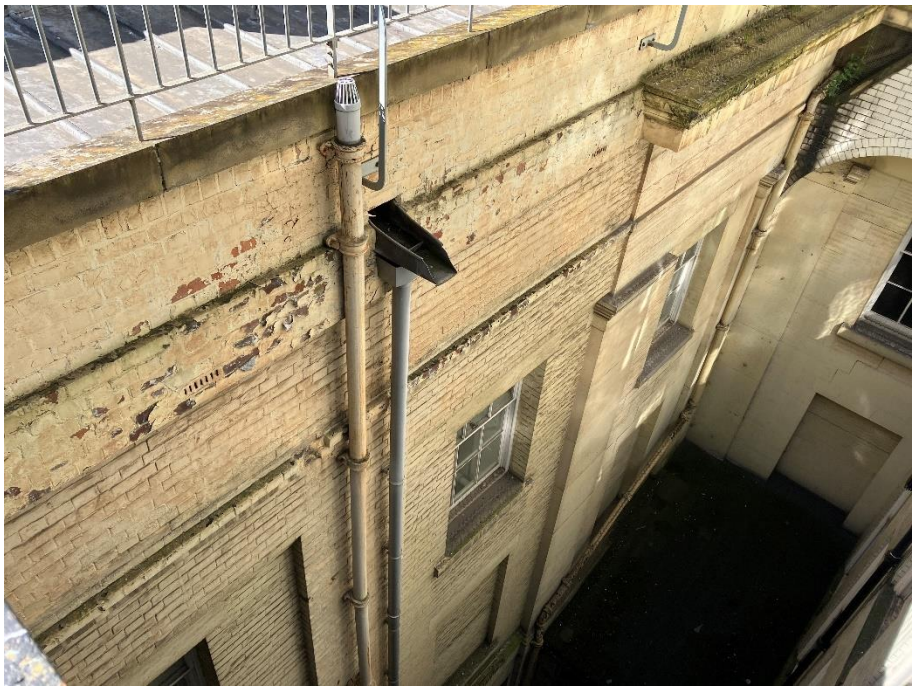
3.4.4 The rear (south) elevation is again difficult to view but comprises stonework on the original library building and brickwork on the Reading Room extension. Significant vegetation growth is occurring on the Main Library pediment (Photograph 12) and it is affected by similar high-level water ingress issues to the other stone elevations. No significant structural defects were visible but direct inspection by rope access or drone is warranted to confirm.

Photograph 12: Rear (south) elevation - plant growth and water staining to pediment.

3.4.5 Surface water drainage arrangements at the base of the south elevation were noted to be poor with water discharging straight on to the ground (Photograph 13). This is an unsatisfactory arrangement and is saturating the adjacent wall in the WC's behind.

Photograph 13: Rear (south) elevation – RWP discharging onto ground externally

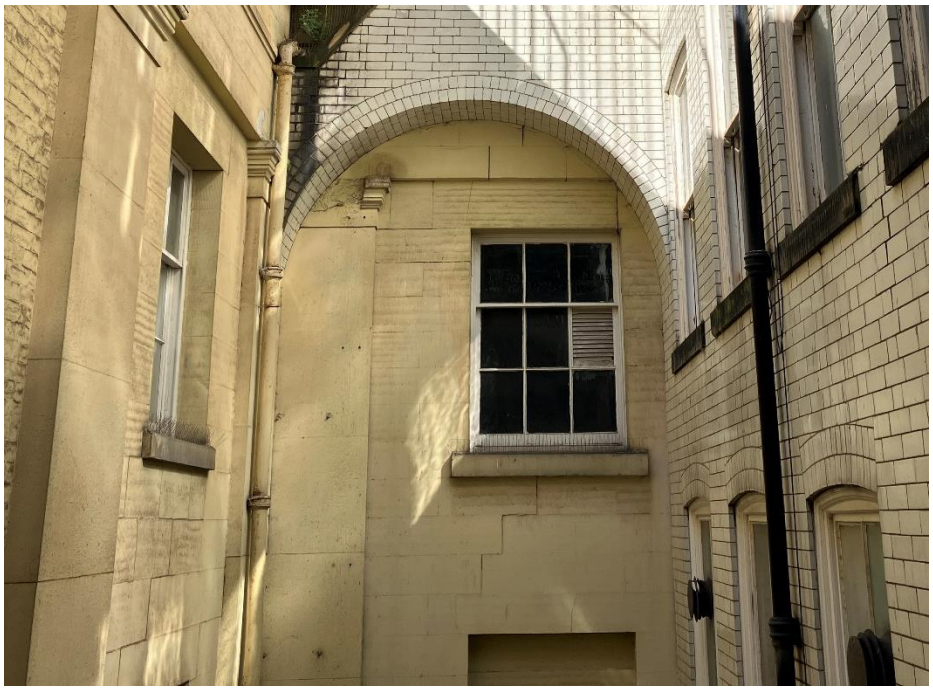
3.4.6 The courtyard/lightwell elevations to the north-east between the Lit & Phil and Bolbec Hall are in relatively poor condition. They mainly comprise painted brickwork with some more limited areas of stone masonry. Paint finishes are in universally poor condition and the brickwork and masonry substrates appear to be somewhat damp (Photographs 14 & 15) due water runoff and/or slow drying following rainfall.



Photograph 14: Courtyard elevations – failed decorative finishes and dampness

Photograph 15: Courtyard elevations – failed decorative finishes and dampness

3.4.7 Some stepped cracking is also present on the short exposed flank of the main library (Photograph 16). This is not of any current structural concern and is likely to be a historic issue, but some close inspection and further investigation is recommended.

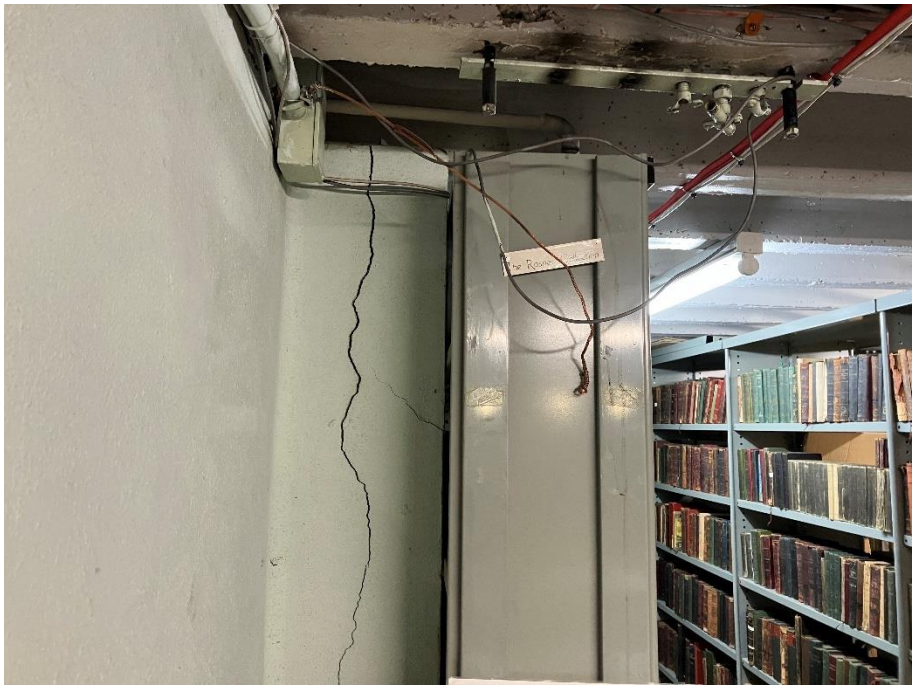


Photograph 16: Stepped cracking to masonry in the courtyard.

3.4.8 Timber windows are single glazed throughout and are mainly box sashes. Most were inaccessible externally, but as far as can be reasonable ascertained seemed to be in reasonably good order and without signs of any extensive decay. External redecoration throughout and (probably) some limited timber repairs should be anticipated.

3.5 Basement Level

3.5.1 The basement is accessed via steps leading down from the entrance hall. The largest part is located under the Main Library area and is used for archive storage. It has been extensively reconstructed with a new concrete floor slab, rendered blockwork liner walls and a new pre-cast concrete plank roof/ground floor plate supported on brickwork walls and steel beams. The original basement walling is now almost fully concealed. No defects of immediate structural concern were observed in this area, although some cracking has occurred to the blockwork walling and should be investigated (Photograph 17). The rendered finishes have widespread fine cracking, however this is fairly normal and likely relates to shrinkage and minor differential movement.



Photograph 17: Cracking to blockwork liner wall.

3.5.2 A small area of original stone wall is exposed in an adjacent store room and is clearly damp. This is relatively inconsequential in itself but does preclude use for paper storage and suggests that the liner walling was installed at least partly to control moisture in the archive room.

3.5.3 The boiler room is located under the Reading Room extension and is accessed via a narrow and low-ceiling tunnel. This is roofed with stone slabs spanning between the side walls and supporting poorly bound aggregate and rubble fill material, presumably below the ground floor slab above. One of these slabs has already collapsed (Photograph 18) and several others were noted to be cracked. This matter was highlighted to the building owners for urgent action following our inspection.

Photograph 18: Basement – failed roof to boiler room access tunnel

3.6 Ground Floor Level

3.6.1 Ground floor level in the Main Library building is in generally acceptable condition. Some minor cracking is present to plaster finishes in the Entrance Hall and likely represents some minor hygrothermal expansion and contraction and/or differential movement between the plaster finish and the substrate, in either event they are not of structural concern and can be locally repaired.

3.6.2 No defects of note were found in rooms G06 through to G11, located in the centre of the Library.

3.6.3 The Loftus Room at the rear has suffered from water ingress apparently percolating through from roof level to the area of a probable structural beam bearing (Photograph 19) and there is some cracking to the plastered ceiling soffit over and between downstand beams.

Photograph 19: Ground Floor – Loftus Room, water damage around probable beam bearing

3.6.4 Archive drawing information suggests that the first floor structure is of filler joist concrete construction (Figure 3) with a false ceiling under. There is no direct indication that the damage is structurally significant, however we recommend that the damaged plaster at the bearing is opened up to view beam above. Similarly the cracked plaster should be assessed to confirm whether it is a defect restricted to the finishes.

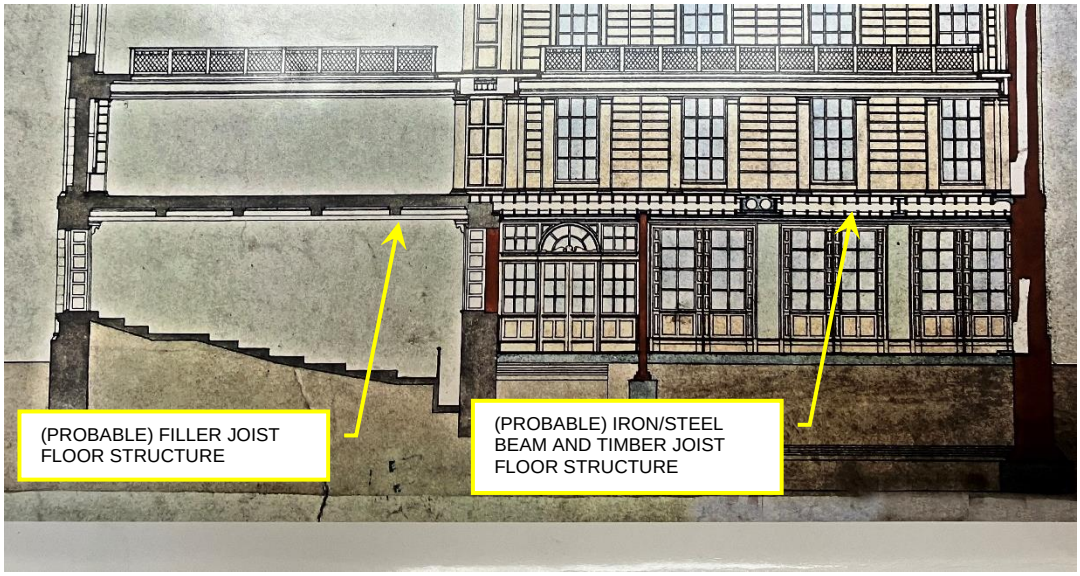


Figure 3: Part section through Main Library & Reading Room showing likely floor construction (not visually confirmed on site)

3.6.5 Further water ingress has occurred in the hallway area formerly leading to Bolbec Hall due to defects on the mono- pitched roof above in the external lightwell area.

3.6.6 The Reference & Silence Room in the Reading Room extension is in poor overall condition. There has been extensive water ingress around the chimney breast at the east end of the room with associated visible damage to internal finishes (Photograph 20). The archive section drawing does not indicate an iron/steel beam in this location and the timbers joist appear to span north-south rather then taking bearings into the east elevation. A hearth structure is indicated on the section and intrusive investigations are recommended to confirm the condition of trimmer beams supporting the hearth masonry. The area was noted to be dry at the time of inspection and we presume that the leakage at higher level has been resolved.

Photograph 20: Ground Floor – Reading & Silence Room, water damage at eastern end

3.6.7 Further water damage has occurred to the central part of the ceiling but was reportedly associated with a heating services leak that has now been fixed.

3.6.8 The plastered ceiling is in very poor condition throughout and will most likely need to be taken down in full and replaced.

3.6.9 A diagonal crack is present at the north-west corner of the room (Photograph 21). This does appear to extend through the plaster into the wall structure and also seems to be on a similar diagonal alignment to cracking noted externally in the lightwell (see Photograph 16). There is no current risk of structural failure but localised removal of plaster and monitoring is recommended.

Photograph 21: Ground Floor – Reading & Silence Room, crack at north-west corner

3.7 First Floor

3.7.1 There is minor cracking present to wall and ceiling plaster finishes in the Hallway and Librarian's Officer but this is considered to be largely a cosmetic issue.

3.7.2 Some settlement appears to have occurred to the first floor plate just inside the entranceway from the Hallway to the Main Library. This is evidenced largely by apparent downward movement of columns supporting the gallery in this area (Photograph 22). There is no evidence of current structural distress in the floor finishes or ceiling finishes under, however intrusive investigations are recommended to confirm that there is no significant structure defect present in this area.

Photograph 22: Main Library – apparent settlement of columns supporting the gallery

3.7.3 The plastered soffit and fascia of the galleries in the Main Library and Reading Room is extensively cracked (Photograph 23) likely due to flexion of the gallery structure itself. Site observations and archive drawings suggest that it comprises cantilevering timber beams, possibly supported by an iron/steel beam close to the wall. The gallery floor was noted to have rotated downwards to varying degrees, with visible and perceptible tilt in some areas, whilst there was no sign that the structure was excessively 'lively' under light foot traffic, further investigation is recommended and strengthening may ultimately be needed.

Photograph 23: Typical example of plaster cracking to the fascia and soffit of the library galleries

3.8 Second Floor

3.8.1 Significant water damage to ceiling plaster has occurred in the Main Library, mainly due to water ingress around the glasshouses at roof level above. This has resulted in plasterwork on some of the downstand ribs becoming detached and at risk of failure (Photograph 24). Various cracking is also present to ceiling finishes. Temporary repairs to re-fix detached plaster were recommended to the client and full inspection is required by a plaster specialist.

Photograph 24: Main library – example of failed and detached ceiling plaster

3.8.2 The coved ceilings in the Reading Room also have extensive cracking present, this is mainly diagonal and seems likely to relate to differential movement between the ceiling finish and the structure. Further inspection by a plaster specialist is required to confirm fixity and required repairs. Monitoring could also be considered.

3.8.3 Significant water ingress has occurred at the roof junction between the two phases of construction (Photograph 25). This was reported to have been addressed, however the bearings of the iron/steel beams spanning across the opening may have been affected and intrusive investigations are recommended.

Photograph 25: Water ingress between the Main Library and Reading Room

3.8.4 The Committee Room ceiling finish is also in poor condition with several cracked and partially detached plaster downstands. The structure above is not recorded on archive section drawings but seems likely to be of iron beams and timber. The defects seem likely to be limited to the plaster finishes but the opportunity should be taken to inspect the condition of the primary structure during repair works.

Photograph 26: Committee Room – example of cracked plaster finishes

3.8.5 Walls at second floor level are largely obscured by bookcases and inspection access was very limited. No significant defects were observed in the exposed areas.

4.0 DISCUSSION

4.1 The building is in reasonable overall condition for its age. Works to maintain general weather tightness have been undertaken periodically and current ongoing water ingress was reported by site staff to be limited to the glass house and roof lanterns over the Main Library.

4.2 There is some possibility that water damage from roof and services leaks has affected elements of the iron/steel and timber structure and intrusive investigations are needed to confirm condition in advance of both planned refurbishment and improvements to the building and any decarbonisation works. This is particularly relevant if any significant additional plant loads are proposed at roof level as part of the decarbonisation strategy. The potentially affected structure will need to be viewed either via opening-up works or from inside the ceiling/roof voids accessed externally via hatches. There is no current asbestos survey information for these spaces and this will need to be addressed either prior to or concurrently with structural inspection.

4.3 The roof structure generally appears to be substantial and robust and potentially suited to installation of additional roof-top plant, provided that the supporting frames span between primary beams and/or the external elevation walls. Neither the filler joist concrete or timber decks appear to be suitable for direct installation of heat pumps or similar items. Photovoltaic systems with low ballast are possible in principle but the roof area is quite small and partially shaded – perhaps limiting their viability at this site.

4.4 The roof decks appeared to be completely uninsulated at present, including in the area recently refinished with mineral felt. The coved plaster ceilings are not readily suited to overlay with insulation to create a cold roof system - with attendant condensation and ventilation issues. A technically better option may be to consider overlay at deck level to create a warm roof however this also creates a number of detailing issues and conservation considerations. It is unclear whether the current felt replaced a traditional lead sheet arrangement, but further discussion with the Conservation Officer and other statutory consultees would be needed regarding further removal and/or encapsulation of the traditional lead sheet. If replacement was needed the costs would be relatively high and significantly extend the payback period for associated reductions in energy use.

4.5 The glasshouses are in fairly poor condition. We assume that replacement of the existing Georgian wired glass with double-glazed units is being contemplated. Once deglazed, the steel frame will need to be exposed repairs undertaken where needed, particularly at the post bases. A comment has been made in reporting by others that the glazing bars may be undersized for the increased weight of double glazing. This will need to be reviewed and factored into costing.

4.6 The masonry facades are in reasonable overall condition bar some open joints, vegetation growth and water penetration. Being mainly decorative, they are unsuitable for application of external insulation and this is also unlikely to be viable as partial coverage on the exposed stock brickwork areas. The external facades don't seem to have any widespread water saturation that is decreasing thermal performance to any significant extent, although review of the extent of lead weatherings and associated drip details at high level would be beneficial. The lightwell area is damper due to lack of direct sunlight to dry the surfaces but much of the dampness looks like relates to water running down the face off copings and cornices, which could potentially be improved.

4.7 Where visible, the internal walls are largely in good structural condition, with only minor defects to plaster finishes evident. There was only one location where saturation through the wall thickness was present at the base due to inadequate drainage design. A full CCTV survey of surface water drainage pipework is recommended nonetheless. Whilst there are no general structural or fabric issues that would prevent application of internal wall insulation, in practice, decorative finishes, statuary and widespread historic and modern shelving coverage is likely to preclude a comprehensive and coherent installation strategy.

4.8 The timber sash windows are all single glazed and as far as could be reasonably ascertained, in satisfactory condition. Renewal of decorative finishes is needed and identification of some timber repairs, particularly in less accessible areas is probable. Installation of double glazed units (e.g. Slimlite or similar) is unlikely to palatable from a cost or conservation perspective and use of secondary glazing seems like a preferable approach.

4.9 There are several other matters that need attention such as repair of the basement tunnel roof, internal plaster repairs and investigation of deflection and rotational movement to the galleries and first floor plate which are not directly relevant to the decarbonisation strategy but nonetheless need to be investigated or addressed as part of any major works programme.

5.0 RECOMMENDATIONS

5.1 Key recommendations at each building level are listed below. Please also refer to Conisbee drawings SK-S-1000 through to 1004 in Appendix A for defect/investigation locations.

5.2 Basement Level

- Install temporary support and undertake permanent repairs to tunnel roof
- Monitor cracking to boiler room jack arch roof
- Investigate cracking to blockwork liner walls in archive room
- Repair damaged render finishes around base of stairs and in archive room

5.3 Ground Floor Level

- Investigate recurrent cracking to underside of main stairs
- Repair damaged plaster above door between G01 and G05
- G12 (Loftus Room) - investigate water ingress around beam bearing
- G12 – investigate cracked ceiling plaster at downstands – repair plaster generally
- G14 – address external downpipe to redirect surface water into drain
- G14 – repair crack and monitor for further movement
- G15 – provisionally allow to fully replace plaster ceiling
- G15 - investigate condition of timber structure at water ingress locations
- G15 – repair water damaged wall plaster
- G15 – investigate and repair crack
- Hallway to Bolbec Hall – recover and insulate monopitch roof. Allow for timber repairs

5.4 First Floor Level

- Repair various plaster cracking in F01
- Investigate apparent deflection of floor around entrance to F02 (Library)
- Investigate rotational movement of gallery. Make provisional allowance for structural strengthening.
- Repair cracking to gallery plaster soffits and fascias.
- Clean, treat and repaint external steel frame supporting extension rooms at SE corner.

5.5 Second Floor Level

- S03 (Committee Room) ceiling plaster repairs. Review condition of supporting structure
- S01 (Library) ceiling plaster repairs
- S02 (Reading Room) ceiling plaster repairs
- Water ingress between S01 and S02 – investigate condition of beam bearings. Provisional allowance for repairs.

5.6 Roof Level

- Procure asbestos survey of void spaces
- Access void spaces to inspect visible structure therein
- Repairs to rendered finishes on pediments and chimney stacks
- Allow 100% repoint to copings and upper faces of cornices
- Replace 100% of leadwork to all glasshouses
- Investigate condition of glasshouse steel frames. Allow for repairs to ~30% of post bases to Main Library
- Assume replacement of glazing (tbc by architects)
- Assume 50% replacement of roof finishes to SE extension
- Provisionally allow to extend lead weatherings along full length of copings, cornice and pediments.
- Review and improve junction between felt and lead sheet roof finishes

5.7 All Levels

- Repaint external masonry in external lightwell
- CCTV survey of surface water drainage pipework and provisional allowance for repair/replacement.

6.0 APPENDIX A – CONISBEE DRAWINGS

CRACKING TO RENDER FINISHES OVER BLOCKWORK LINER WALLS (MULTIPLE LOCATIONS)
VERTICAL CRACK ~2mm TO SIDE OF DOOR OPENING. MONITOR.
DAMAGED & PARTIALLY COLLAPSED STONE SLABS TO TUNNEL ROOF. TEMPORARY SUPPORT REQUIRED. REPLACEMENT OF SLABS AND/OR PERMANENT STEEL BEAM SUPPORT REQUIRED.
B04
LOW CORRIDOR
DAMPNESS AT SOFFIT ADJ. TO FLUE. ALSO PRESENT AT GF. LEAK AT RF LEVEL LIKELY RESOLVED.
B05
STORE 2
BOILERS
CRACK IN JACK ARCH ROOF SLAB 1-2mm - MONITOR.
ARCHIVES AND COLLECTIONS
CRAZED CRACKING TO BASEMENT FLOOR SLAB. REPAIR NOT REQUIRED IN ABSENCE OF WATER INGRESS
Former link to Bolbec Hall blocked
B07
LIGHT WELL
B06
STORE ROOM
B02
DAMP WALL - FINISHES CURRENTLY REMOVED TO EXPOSE STONE SUBSTRATE. NO ACTION REQUIRED STC. FUTURE ROOM USE.
DIAGONAL CRACK AT TOP OF BLOCKWORK LINER WALL. MONITOR.
CURRENT ACCESS TO BASEMENT IS VIA STAIRS FROM ENTRANCE HALL ONLY. NO ACCESSIBILITY PROVISION.
B03
STORE 1
Former link to Bolbec Hall blocked
WORKING AREA
B01
STAIR ACCESS
EXTENSIVE CRAZED CRACKING TO RENDER FINISHES IN LOBBY AREA. REPAIR ~5m2.
A
A
B
B
C
C
FULL HEIGHT VERTICAL CRACK TO BLOCKWORK LINER WALL. 3-5mm WIDTH. INTRUSIVE INVESTIGATION REQUIRED.
Line of front of building above
BOLBEC HALL
WESTGATE ROAD

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS.
2. DO NOT SCALE FROM THIS DRAWING IN EITHER PAPER OR DIGITAL FORM. USE WRITTEN DIMENSIONS ONLY.

LOW PRIORITY DEFECTS - ADDRESS WITHIN 3 YEARS

MEDIUM PRIORITY DEFECTS - ADDRESS WITHIN 1 YEAR

HIGH PRIORITY DEFECTS - ADDRESS WITHIN 3-6 MONTHS UNO

NOT FOR CONSTRUCTION

Rev	Date	Description	Drawn	Check
P01	01.05.25	FOR INFORMATION	SW	SW

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Project
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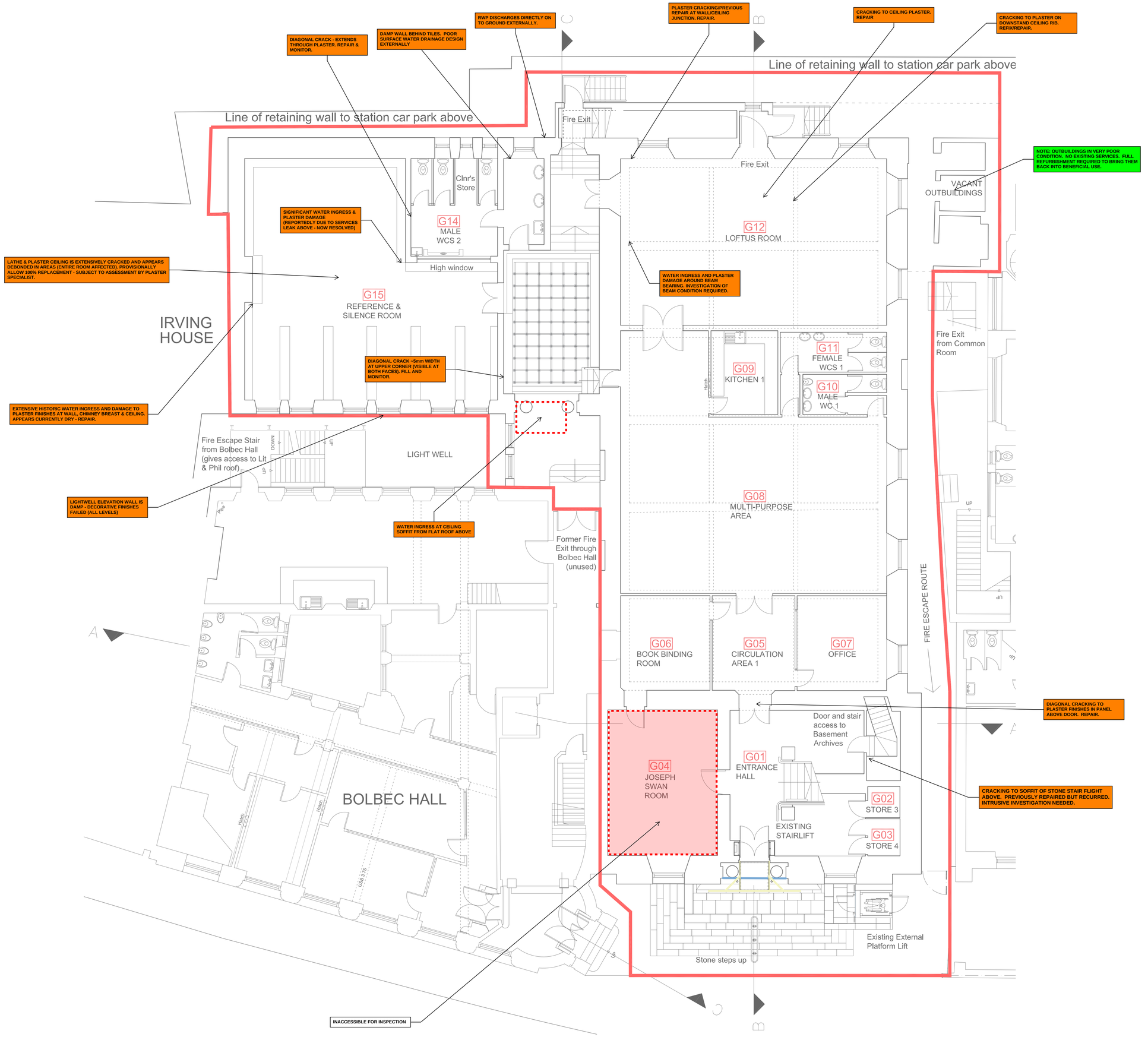
Date MAY 2025
Scale NTS
Drawn SW
Engineer SW

Title
BASEMENT PLAN DEFECTS

Project No
241181

Drawing No
241181-CON-XX-B1-SK-S-1000

Revision
P01



DIAGONAL CRACK - EXTENDS THROUGH PLASTER. REPAIR & MONITOR.

DAMP WALL BEHIND TILES. POOR SURFACE WATER DRAINAGE DESIGN EXTERNALLY

RWP DISCHARGES DIRECTLY ON TO GROUND EXTERNALLY.

PLASTER CRACKING/PREVIOUS REPAIR AT WALL/CEILING JUNCTION. REPAIR.

CRACKING TO CEILING PLASTER. REPAIR

CRACKING TO PLASTER ON DOWNSTAND CEILING RIB. REFIX/REPAIR.

NOTE: OUTBUILDINGS IN VERY POOR CONDITION. NO EXISTING SERVICES. FULL REFURBISHMENT REQUIRED TO BRING THEM BACK INTO BENEFICIAL USE.

SIGNIFICANT WATER INGRESS & PLASTER DAMAGE (REPORTEDLY DUE TO SERVICES LEAK ABOVE - NOW RESOLVED)

LATHE & PLASTER CEILING IS EXTENSIVELY CRACKED AND APPEARS DEBONDED IN AREAS (ENTIRE ROOM AFFECTED). PROVISIONALLY ALLOW 100% REPLACEMENT - SUBJECT TO ASSESSMENT BY PLASTER SPECIALIST.

WATER INGRESS AND PLASTER DAMAGE AROUND BEAM BEARING. INVESTIGATION OF BEAM CONDITION REQUIRED.

DIAGONAL CRACK ~5mm WIDTH AT UPPER CORNER (VISIBLE AT BOTH FACES). FILL AND MONITOR.

EXTENSIVE HISTORIC WATER INGRESS AND DAMAGE TO PLASTER FINISHES AT WALL, CHIMNEY BREAST & CEILING. APPEARS CURRENTLY DRY - REPAIR.

LIGHTWELL ELEVATION WALL IS DAMP - DECORATIVE FINISHES FAILED (ALL LEVELS)

WATER INGRESS AT CEILING SOFFIT FROM FLAT ROOF ABOVE

DIAGONAL CRACKING TO PLASTER FINISHES IN PANEL ABOVE DOOR. REPAIR.

CRACKING TO SOFFIT OF STONE STAIR FLIGHT ABOVE. PREVIOUSLY REPAIRED BUT RECURRED. INTRUSIVE INVESTIGATION NEEDED.

INACCESSIBLE FOR INSPECTION

GENERAL NOTES

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🟩	LOW PRIORITY DEFECTS - ADDRESS WITHIN 3 YEARS
🟧	MEDIUM PRIORITY DEFECTS - ADDRESS WITHIN 1 YEAR
🟥	HIGH PRIORITY DEFECTS - ADDRESS WITHIN 3-6 MONTHS UNO

NOT FOR CONSTRUCTION

Rev	Date	Description	Drawn	Check
P01	01.05.25	FOR INFORMATION	SW	SW

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Title
GROUND FLOOR PLAN
DEFECTS

Date MAY 2025
Scale NTS
Drawn SW
Engineer SW
Project No 241181

Drawing No
241181-CON-XX-00-SK-S-1001

Revision
P01

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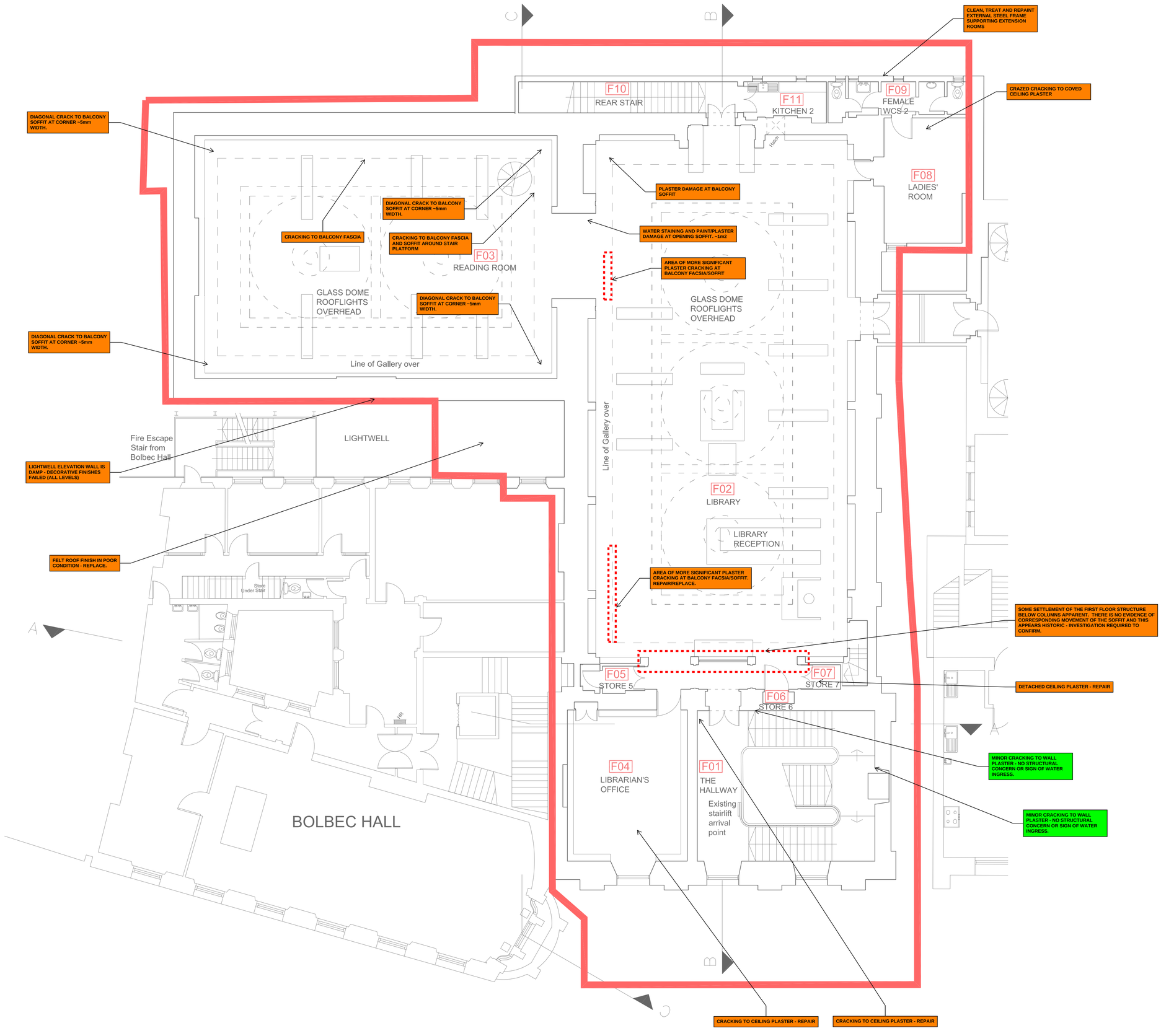

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FIRST FLOOR PLAN DEFECTS

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Date: MAY 2025

Scale: NTS

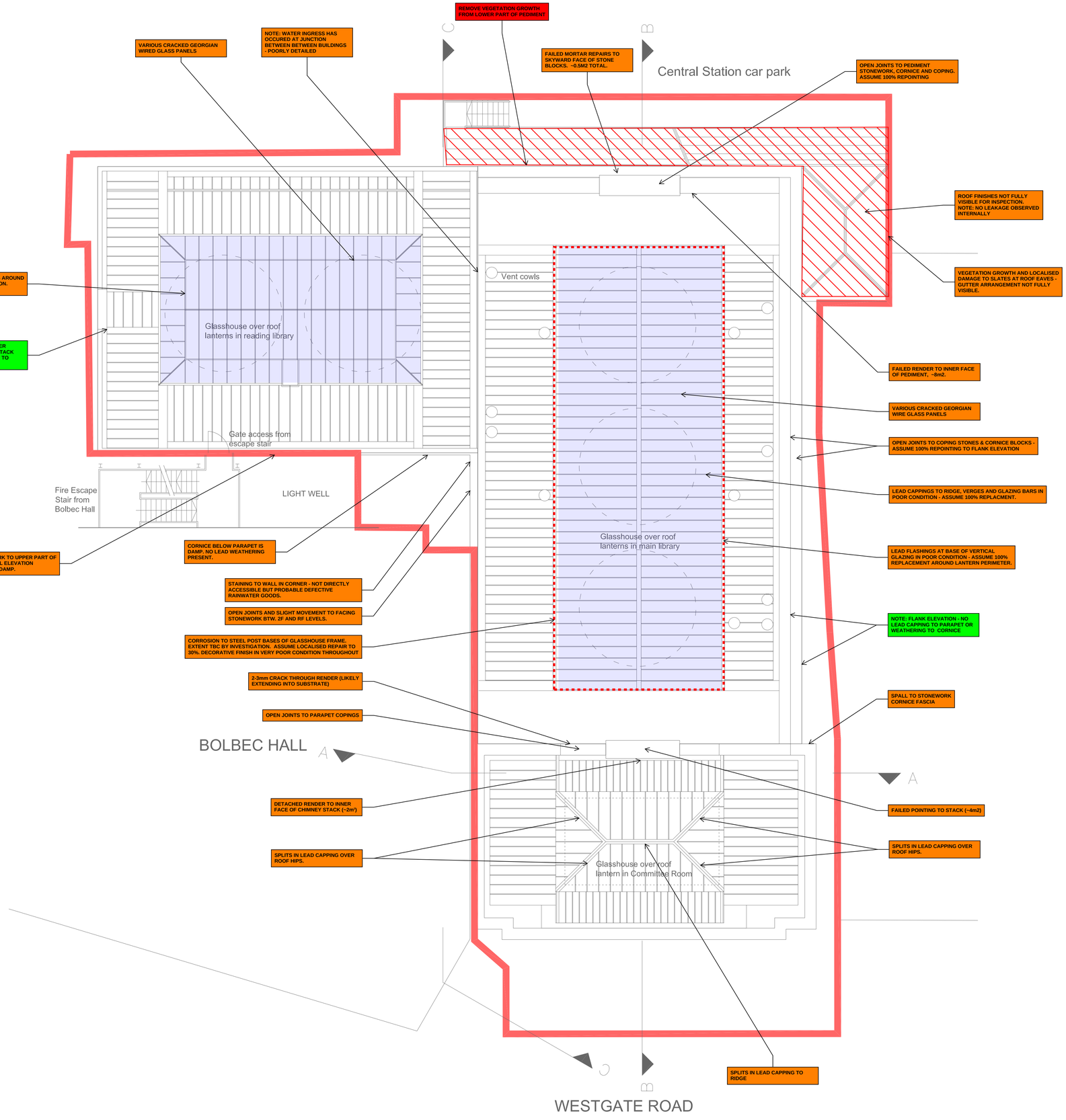
Drawn: SW

Engineer: SW

Project No: 241181

Drawing No: 241181-CON-XX-02-SK-S-1003

Revision: P01



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MEDIUM PRIORITY DEFECTS - ADDRESS WITHIN 1 YEAR

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Title
ROOF PLAN
DEFECTS

Drawing No
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Date MAY 2025
Scale NTS
Drawn SW
Engineer SW
Project No 241181
Revision P01