

**PROPOSED NEW BUTLER GALLERY AT
EVAN'S ALMS HOUSE,
BARRACK LANE, KILKENNY**

**VOLUME 2: ADDENDUM
INTERNAL SCHEDULE OF DEFECTS**



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Prepared for McCullough Mulvin Architects

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EXECUTIVE SUMMARY

This document forms part of a report commissioned by Ruth O'Herlihy of McCullough Mulvin Architects, Setanta Place, Dublin. Carrig was employed to conduct an architectural record and condition assessment for the former Evan's Home, Barrack Lane, Kilkenny City.

Evan Alms Home was built c.1818 as accommodation for "decayed servants" and is attributed to the Architect William Robertson (NIAH Record 12000216). The building has lain derelict for the past number of years and it is the intention of Kilkenny City Council to house the Butler art collection within its grounds as part of the creative re-use of the existing structure. The Alms House and associated gate lodge are individually designated as protected structures in the *Kilkenny City & Environs Development Plan 2008-2014* (RPS ref: B3 & B4 respectively).

Due to the large volume of information compiled as part of this comprehensive study the Conservation Report has been divided into two volumes;

- I. Volume One contains an External Architectural Record & Internal Inventory.
- II. Volume Two contains an External & Internal Condition Assessment with accompanying Recommendations. An Internal Schedule of Defects has been included as an addendum to Volume II.

1 INTRODUCTION

The internal condition survey was carried out over the 2nd and 25th June 2010. An overview of the internal conditions is included in Volume Two of the Conservation Report. The following addendum document provides a detailed room-by-room record of the findings.

The building is to be refurbished for use as a gallery and administration space and works are required to include upgrading of the ground floors to incorporate a dpc while retaining the existing historic finishes; repair of ceiling and wall plaster; repair and replacement of damaged/missing sections of timber joinery and the installation of new services to include a building wide heating system.

2 INTERNAL SCHEDULE OF DEFECTS

2.1 Room G01

	Condition	Recommendations
Floor	Surface delamination of limestone flag floor.	It is unlikely that a completely even surface can be obtained. Signage shall be placed in this area alerting building-users to trip hazards.
	Sunken area of limestone flag floor to north.	Carefully lift flags. Pour new subfloor incorporating dpc and re-lay existing flags to an even surface.
	Open joints between flag stones.	Grout flags in lime based mortar during re-laying of floor.
Walls	Dry lining to west wall/ polystyrene sheeting to north wall.	Remove dry lining and polystyrene sheeting - allow walls to dry out and re-survey. Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material.
	Missing skirting to north wall.	Replace missing sections of timber skirting to match existing.
	Decay of timber skirting associated with rising damp.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace damaged/missing sections of timber skirting with like for like to match existing profile and dimensions.
	Diagonal cracking of plaster to north wall corresponding with external cracking.	Structural engineer to investigate & underlying causes to be addressed prior to repair of plasterwork. Cracks to be caulked with a mixture of lime putty and casting plaster.
	Delamination of plaster to north and east walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Cap chimney flue to prevent the ingress of rainwater while allowing adequate ventilation. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Ceiling	Localised hairline and larger cracks running northwest-southeast.	Cracks to be caulked with a mixture of lime putty and casting plaster.

Doors	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed.
Window	Inappropriate timber casement window exhibiting wet rot and broken joints.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Penetrating damp to chimney breast.	Cap chimney flue to prevent the ingress of rainwater while allowing adequate ventilation.
	Evidence of detritus from nesting birds in grate.	Remove detritus and unblock flue where necessary. Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
	Over-painted stone surround.	Remove paint subject to paint removal trials.
	Modern tiled hearth.	Remove modern tiles and replace with sympathetic modern hearth.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Modern sink unit to north wall.	Remove unit and associated pipework.



Fig.1: Cracking of plaster to the north wall corresponding with cracking to the external wall.



Fig.2: Delamination of wall plaster likely to have been caused by application of cement based pointing to the external elevation.

2.2 Room G02

	Condition	Recommendations
Floor	Linoleum over flagstone floor.	Remove linoleum and re-survey floor. Carefully lift flags. Pour new subfloor incorporating dpc and re-lay existing flags to an even surface.
	Adhesive residue to flags.	Remove residue following cleaning trials.
Walls	Polystyrene sheeting to walls.	Remove polystyrene sheeting - allow walls to dry out.
	Decay of timber skirting associated with rising damp.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace damaged/missing sections of timber skirting with like for like to match existing profile and dimensions.
	Holes in north wall to facilitate investigation of window lintel.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Ceiling	Inappropriate tiled ceiling.	Remove ceiling tiles and re-survey.
Door	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window exhibiting wet rot.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Evidence of detritus from nesting birds in grate.	Remove detritus and unblock flue where necessary. Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
	Over-painted stone surround.	Remove paint subject to paint removal trials.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Modern sink unit to north wall and built-in modern furniture to west wall.	Remove unit, modern furniture and associated pipework.



Fig.3: Timber decay to skirting board (north wall).



Fig.4: Rising damp at low level indicating excessive levels of moisture within the structure.

2.3 Room G03

	Condition	Recommendations
Floor	Linoleum over concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Holes in north wall to facilitate investigation of window lintel.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Ceiling	Paper to ceiling.	Remove paper and re-survey ceiling.
Doors	Door giving access to G08 is warped and does not close.	Reassess door following the gradual drying out of the building.
	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window exhibiting wet rot and smashed glazing.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Penetrating damp to chimney breast.	Cap chimney flue to prevent the ingress of rainwater while allowing adequate ventilation.
	Evidence of detritus from nesting birds in grate.	Remove detritus and unblock flue where necessary. Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
	Over-painted stone surround.	Remove paint subject to paint removal trials.
	Modern limestone tiled hearth.	Remove modern tiles and replace with sympathetic modern hearth.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Modern built-in furniture to wall.	Remove furniture.



2.4 Room G04

	Condition	Recommendations
Floor	Linoleum over flagstone floor.	Remove linoleum and re-survey floor. Carefully lift flags. Pour new subfloor incorporating dpc and re-lay existing flags to an even surface.
Walls	Holes in north wall to facilitate investigation of window lintel.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Doors	Door giving access to G08 is warped and does not close.	Reassess door following the gradual drying out of the building.
	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window exhibiting wet rot.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Penetrating damp to chimney breast.	Cap chimney flue to prevent the ingress of rainwater while allowing adequate ventilation.
	Evidence of detritus from nesting birds in grate.	Remove detritus and unblock flue where necessary. Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
	Over-painted stone surround.	Remove paint subject to paint removal trials.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Modern built-in furniture to wall.	Remove furniture.



2.5 Room G05

	Condition	Recommendations
Floor	Significant timber decay to floorboards.	Remove floorboards and concrete subfloor. Pour new subfloor incorporating dpc.
Walls	Decay of timber skirting associated with rising damp.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace damaged/missing sections of timber skirting with like for like to match existing profile and dimensions.
	Holes in south and east walls to facilitate investigation of lintels.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Doors	Timber decay recorded to lintel exposed as part of previous investigations over door giving access to G06.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window exhibiting wet rot and smashed glazing.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Penetrating damp to chimney breast.	Cap chimney flue to prevent the ingress of rainwater while allowing adequate ventilation.
	Evidence of detritus from nesting birds in grate.	Remove detritus and unblock flue where necessary. Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
	Modern 20 th century fireplace.	Retain 20 th century fireplace as part of the layered history of the building.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.



Fig.9: Significant decay to modern timber floor.



Fig.10: Modern 20th century tiled fireplace.

2.6 Room G06

	Condition	Recommendations
Floor	Broken concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Missing masonry at door jamb.	Consolidate masonry, replace stone and re-plaster in lime based material.
	Missing skirting.	Replace missing sections of timber skirting to match that at G05.
Door	Timber decay recorded to lintel over door giving access to G06.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Rising Damp	Rising damp to walls.	<p>Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material.</p> <p>Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp.</p> <p>Gradually introduce heating to the building ensuring adequate ventilation of all rooms.</p>



Fig.11: Concrete floor to room G06.



Fig.12: Modern 20th century tiled fireplace.

2.7 Room G07

	Condition	Recommendations
Floor	Broken concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Missing skirting.	Replace missing sections of timber skirting to match that at G05.
Door	Missing door knob.	Where door knobs are missing these should be replaced in brass.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.



Fig.13: Broken-up concrete floor.



Fig.14: Rising damp at low level to walls.

2.8 Room G08

	Condition	Recommendations
Floor	Surface delamination of limestone flag floor.	It is unlikely that a completely even surface can be obtained. Signage shall be placed in this area alerting building-users to trip hazards. Carefully lift flags. Pour new subfloor incorporating dpc and re-lay existing flags to an even surface.
	Residue from adhesive used to secure former lino.	Remove residue following cleaning trials.
	Open joints between flag stones.	Grout flags in lime based mortar during re-laying of floor.
Wall	Decay of timber skirting associated with rising damp.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace damaged/missing sections of timber skirting with like for like to match existing profile and dimensions.
	Localised hairline cracking of plaster.	Cracks to be caulked with a mixture of lime putty and casting plaster.
	Delamination, loss of plaster and efflorescence to south wall.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Ceiling	Localised hairline and larger cracks running northwest-southeast.	Cracks to be caulked with a mixture of lime putty and casting plaster.
Doors	Door giving access to G03 & G04 have warped and do not close.	Reassess doors following the gradual drying out of the building.
	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement windows exhibiting wet rot.	Replace window units with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.

	Timber decay to window back of westernmost window opening.	Cut out decayed timber and splice in new timber to match existing.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Belfast sink.	Consideration should be given to retaining this feature as part of the historic fabric of the building.
	Electric board.	Rationalise services within the building and consider relocating electricity manifold to either G06, G07, G09 or G10.



Fig.15: Missing plaster to the south wall.



Fig.16: Timber decay to window back of westernmost window opening.

2.9 Room G09

	Condition	Recommendations
Floor	Linoleum over concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Delamination and loss of plaster to south wall.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Missing skirting.	Replace missing sections of timber skirting to match that at G01.
Door	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
	Glazed panels to door.	Replacing the glazed panels with timber.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Vent to south wall.	Ventilation of this room should be reconsidered to allow the vent in the south wall to be blocked as this detracts from the visual aesthetics of the blind opening to the external elevation.



Fig.17: Glazed panels to the door giving access to G08.



Fig.18: Plaster and paint failure to the south wall.

2.10 Room G10

	Condition	Recommendations
Floor	Broken concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Delamination and loss of plaster to walls.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Missing skirting.	Replace missing sections of timber skirting to match that at G01.
Ceiling	Localised hairline and larger cracks running west-east.	Cracks to be caulked with a mixture of lime putty and casting plaster.
Door	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.



Fig.19: Failed plaster to the west wall.



Fig.20: Cracking to ceiling at junction with south wall.

2.11 Room G11

	Condition	Recommendations
Floor	Linoleum over flagstone floor.	Remove linoleum and re-survey floor. Carefully lift flags. Pour new subfloor incorporating dpc and re-lay existing flags to an even surface.
Walls	Holes in all walls to facilitate investigation of timber lintels.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Delamination and loss of plaster to west wall.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Re-point open-joints to external door surrounds and introduce lead capping to skyward facing surfaces of door surrounds. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Doors	Decayed/missing timber architrave to door giving access to exterior (west) and to door giving access to G08.	Replace missing sections of timber architrave to match existing.
	Timber decay recorded to lintel exposed as part of previous investigations over door giving access to the exterior (rear) and over the door giving access to G08.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing.
	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Staircase	Four missing balusters to newel post.	Replace missing balusters in wrought-iron to match existing.



Fig.21: Failure of plaster to the west likely to have been caused by the ingress of moisture through open-joints in the external door surround.

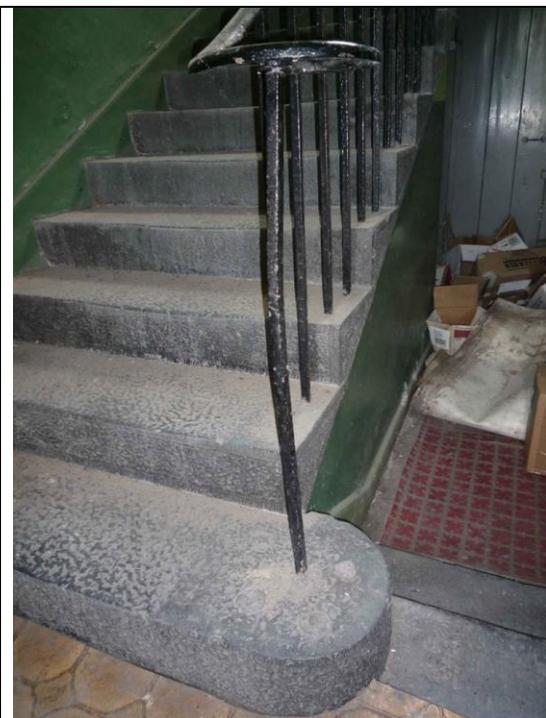


Fig.22: Missing wrought-iron balusters newel post of staircase.

2.12 Room G12

	Condition	Recommendations
Floor	Linoleum over concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Localised timber decay of wainscoting.	Replace damaged/missing sections of wainscoting with timber to match existing.
Doors	Glazed panels to door giving access to G13.	Consideration should be given to replacing the glazed panels with timber.
	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Rising Damp	Rising damp to walls.	<p>Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material.</p> <p>Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp.</p> <p>Consideration should be given to temporarily removing some the timber panels from the wainscoting to facilitate air movement and drying out of the walls.</p> <p>Gradually introduce heating to the building ensuring adequate ventilation of all rooms.</p>
Other	Timber book shelves.	Remove timber bookshelves and re-survey.



Fig.23: Timber decay at low level wainscoting.



Fig.24: Glazed panels to the door giving access to G13.

2.13 Room G13

	Condition	Recommendations
Floor	Linoleum over concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Delamination and efflorescence of plaster at low level to east wall and chimney breast.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Cap chimney flue to prevent the ingress of rainwater while allowing adequate ventilation. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Doors	Glazed panels to door giving access to G12.	Replacing the glazed panels with timber.
	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Sash window not operable.	Refurbish sash windows ensuring weights are correctly counter balanced and window is operable.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Penetrating damp to chimney breast.	Cap chimney flue to prevent the ingress of rainwater while allowing adequate ventilation.
	Evidence of detritus from nesting birds in grate.	Remove detritus and unblock flue where necessary. Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Timber book shelves.	Remove timber bookshelves and re-survey.



Fig.25: Plaster failure to the east wall indicating rising damp.



Fig.26: Efflorescence and plaster failure to chimney breast likely cause by penetrating dampness via the open flue.

2.14 Room G14

	Condition	Recommendations
Floor	Linoleum over concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Inappropriate gypsum plaster	Remove gypsum plaster and re-plaster in a lime based material.
	Efflorescence of plaster to reveals of west window opening.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Replace gypsum plaster and re-plaster in a lime based material.
Doors	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
	Partially blocked door opening to south wall with single-leaf flush panelled door.	The south wall shall be partially removed as part of the re-use of the building. Existing timber architrave to be removed and retained for repair/reuse elsewhere in the building.
Window	Sash window not operable.	Refurbish sash windows ensuring weights are correctly counter balanced and window is operable.
	Over-painted shutters to east opening.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
	Inappropriate timber casement window to west opening.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Missing timber joinery to east opening.	Replace window joinery (soffit, linings, folding leaf shutters, window back) to match G13.
Chimney	Modern brick fireplace.	Retain 20 th century fireplace as part of the layered history of the building.
	Evidence of detritus from nesting birds in grate.	Remove detritus and unblock flue where necessary. Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
Other	Timber book shelves.	Remove timber bookshelves and re-survey.



Fig.27: Partially blocked opening to the south wall. Note the inappropriate flush panelled door.



Fig.28: Failure of the plaster to the east window opening.

2.15 Room G15

	Condition	Recommendations
Floor	Linoleum limestone flag floor.	Remove linoleum and re-survey floor. Carefully lift flags. Pour new subfloor incorporating dpc and re-lay existing flags to an even surface.
Walls	Delamination and efflorescence of plaster to west wall and to reveals of west window opening.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Doors	Missing door to opening giving access to G16.	Replace door with new timber door to match that in the doorway giving access between G12 and G14.
	Partially blocked door opening to north wall with single-leaf flush panelled door.	The north wall shall be partially removed as part of the re-use of the building. Existing timber architrave to be removed and retained for repair/reuse elsewhere in the building.
Window	Sash window not operable.	Refurbish sash windows ensuring weights are correctly counter balanced and window is operable.
	Broken glazing panes.	Replace broken glazing panes.
	Over-painted shutters to east opening.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
	Inappropriate timber casement window to west opening exhibiting wet rot.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Missing timber joinery to east opening.	Replace window joinery (soffit, linings, folding leaf shutters, window back) to match G13.
Chimney	Possible fireplace concealed behind modern panelling.	Remove panelling and re-survey.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Consideration should be given to temporarily removing some the timber panels from the wainscoting to facilitate air movement and drying out of the walls. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Timber book shelves.	Remove timber bookshelves and re-survey.

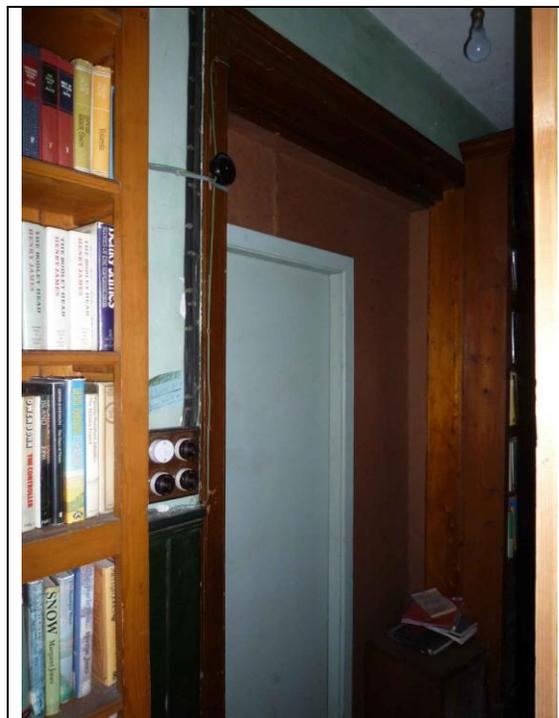


Fig.29: Altered door opening with modern flush panel door.

2.16 Room G16

	Condition	Recommendations
Floor	Linoleum over limestone flag floor.	Remove linoleum and re-survey floor. Carefully lift flags. Pour new subfloor incorporating dpc and re-lay existing flags to an even surface.
Walls	Delamination and efflorescence of plaster to west wall.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Late 20 th century timber and glazed partition wall to south.	Removing the timber and glazed partition wall to reinstate the original room proportions.
Ceiling	Localised hairline and larger cracks to ceiling.	Cracks to be caulked with a mixture of lime putty and casting plaster.
Doors	Missing door to opening giving access to G15 and G17.	Replace doors with new timber doors to match that in the doorway giving access between G12 and G14.
Window	Inappropriate timber casement window.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters to opening.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Timber book shelves.	Remove timber bookshelves and re-survey.



Fig.30: Plaster failure at high level to the west wall.



Fig.31: Cracking of ceiling plaster.

2.17 Room G17

	Condition	Recommendations
Floor	Linoleum over limestone flag floor.	Remove linoleum and re-survey floor. Carefully lift flags. Pour new subfloor incorporating dpc and re-lay existing flags to an even surface.
Walls	Delamination and efflorescence of plaster to west wall.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Doors	Missing door to opening giving access to G16.	Replace door with new timber door to match that in the doorway giving access between G12 and G14.
Window	Sash window not operable.	Refurbish sash windows ensuring weights are correctly counter balanced and window is operable.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Possible fireplace concealed behind modern panelling.	Remove panelling and re-survey.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Timber book shelves.	Remove timber bookshelves and re-survey.



Fig.32: Plaster failure and efflorescence to east wall.



Fig.33: Plaster failure and efflorescence at junction of south and east wall.

2.18 Room G18

	Condition	Recommendations
Floor	Linoleum over concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Delamination and efflorescence of plaster to west wall.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Late 20 th century timber and glazed partition wall to north.	Removing the timber and glazed partition wall to reinstate the original room proportions.
	Missing skirting.	Replace missing sections of timber skirting to match that at G16.
Doors	Blocked door opening to south wall.	Re-instate original opening and install a double-leaf timber panelled door with architrave to match the doorway in G12 giving access to G11.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.



Fig.34: Blocked former door opening in the south wall.



Fig.35: Effloresce and rising damp at low level to the west wall.

2.19 Room G19

	Condition	Recommendations
Floor	Linoleum over limestone flagstone floor.	Remove linoleum and re-survey floor. Carefully lift flags. Pour new subfloor incorporating dpc and re-lay existing flags to an even surface.
Walls	Holes in all walls to facilitate investigation of timber lintels.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Delamination and loss of plaster to east and west walls.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Re-point open-joints to external door surrounds and introduce lead capping to skyward facing surfaces of door surrounds. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Timber decay to skirting to east wall.	Replace damaged sections of timber skirting to match existing.
Doors	Blocked door opening to north wall.	Re-instate original opening and install a double-leaf timber panelled door with architrave to match the doorway in G12 giving access to G11.
	Door to closet located beneath the staircase is unhinged.	Replace hinge to match existing and ensure door is operable.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Staircase	Open joints to undercarriage of staircase.	Caulk open joints with lime based mortar and monitor for further movement.



Fig.36: Timber decay to timber skirting to east wall.



Fig.37: Efflorescence and plaster failure to east wall.

2.20 Room G20

	Condition	Recommendations
Floor	Broken concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Delamination and loss of plaster to walls.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp.
	Missing skirting.	Replace missing sections of timber skirting to match that at G16.
Door	Door giving access to G29 is warped and does not close.	Reassess door following the gradual drying out of the building.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.

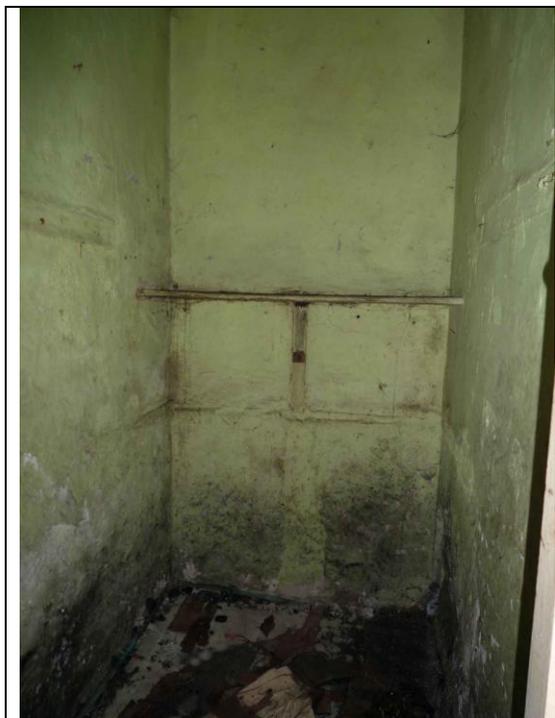


Fig.38: Plaster failure to low level as a result of rising damp.

2.21 Room G21

	Condition	Recommendations
Floor	Linoleum over concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Missing skirting.	Replace missing sections of timber skirting to match that at G16.
Door	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
	Glazed panels to door.	Replacing the glazed panels with timber.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Vent to south wall.	Ventilation of this room should be reconsidered to allow the vent in the south wall to be blocked as this detracts from the visual aesthetics of the blind opening to the external elevation.



Fig.39: Glazed panels to the door giving access to G08.

2.22 Room G22

	Condition	Recommendations
Floor	Surface delamination of limestone flag floor.	It is unlikely that a completely even surface can be obtained. Signage shall be placed in this area alerting building-users to trip hazards. Carefully lift flags. Pour new subfloor incorporating dpc and re-lay existing flags to an even surface.
	Residue from adhesive used to secure former lino.	Remove residue following cleaning trials.
	Open joints between flag stones.	Grout flags in lime based mortar during re-laying of floor.
Wall	Missing skirting to south wall.	Replace missing sections of timber skirting to match existing.
	Holes in all walls to facilitate investigation of timber lintels.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Ceiling	Localised hairline and larger cracks running northwest-southeast.	Cracks to be caulked with a mixture of lime putty and casting plaster.
Doors	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement windows.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Rising Damp	Rising damp to walls with evidence of fungal growth to woodwork.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Remove plantlife from external walls. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Belfast sink.	Ensure water is drained from all pipework.
	Electric board with cables routed through the window shutters.	Rationalise services within the building and consider relocating electricity manifold to either G20, G21, G23 or G24.



Fig.40: Fungal growth to window cill to easternmost opening.



Fig.41: Timber decay to window back of westernmost window opening.

2.23 Room G23

	Condition	Recommendations
Floor	Linoleum over concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Missing skirting.	Replace missing sections of timber skirting to match that at G16.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Decay to timber shelf.	Repair/replace timber shelf to match existing.



Fig.42: Rising damp to the north wall.

2.24 Room G24

	Condition	Recommendations
Floor	Linoleum over concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Missing masonry at door jamb.	Consolidate masonry, replace stone and re-plaster in lime based material.
	Missing skirting.	Replace missing sections of timber skirting to match that at G16.
Door	Timber decay recorded to lintel exposed as part of previous investigations over door giving access to G25.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.



Fig.43: Missing masonry at door jamb.



Fig.44: Rising damp to the west wall.

2.25 Room G25

	Condition	Recommendations
Floor	Surface delamination of limestone flag floor.	It is unlikely that a completely even surface can be obtained. Signage shall be placed in this area alerting building-users to trip hazards. Carefully lift flags. Pour new subfloor incorporating dpc and re-lay existing flags to an even surface.
	Adhesive residue and paint to some flags.	Remove residue following cleaning trials.
	Open joints between flag stones.	Grout flags in lime based mortar during re-laying of floor.
Walls	Holes in north and east walls to facilitate previous investigation.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Polystyrene sheeting to walls.	Remove polystyrene sheeting - allow walls to dry out.
Doors	Door giving access to G22 is warped and does not close.	Reassess door following the gradual drying out of the building.
	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
	Timber decay recorded to lintel exposed as part of previous investigations over door giving access to G24.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Window	Inappropriate timber casement window exhibiting wet rot.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Penetrating damp to chimney breast.	Cap chimney flue to prevent the ingress of rainwater while allowing adequate ventilation.
	Evidence of detritus from nesting birds in grate.	Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
	Over-painted cast-iron surround.	Remove paint subject to paint removal trials.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp.

		Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Modern sink unit to south wall.	Remove unit and associated pipework.



Fig.45: Linoleum floor covering to the limestone flags.

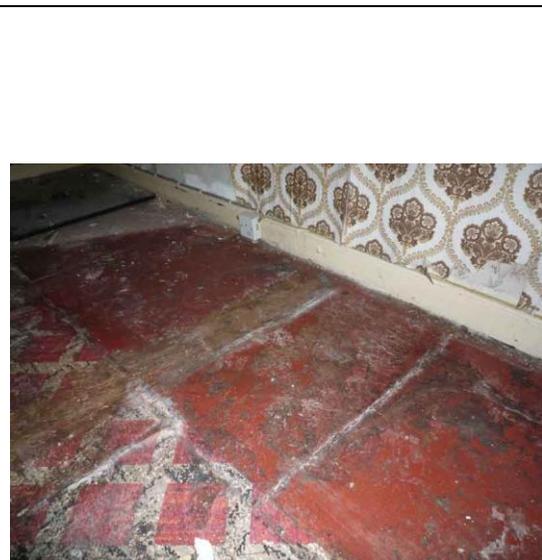


Fig.46: Painted flagstones to the southern portion of the room.

2.26 Room G26

	Condition	Recommendations
Floor	Linoleum over concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Holes in south wall to facilitate previous investigation.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Ceiling	Missing section of ceiling plasterwork to southwest corner.	Check timber ceiling joists for decay and replace where necessary. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Door	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window exhibiting wet rot and broken joints.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
	Missing section of timber architrave to window opening.	Replace missing sections of timber architrave to match existing.
Chimney	Penetrating damp to chimney breast.	Cap chimney flue to prevent the ingress of rainwater while allowing adequate ventilation.
	Missing section of timber mantle shelf.	Replace missing section of mantle shelf to match existing.
	Evidence of detritus from nesting birds in grate.	Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
	Over-painted stone surround.	Remove paint subject to paint removal trials.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Modern sink unit to south wall.	Remove unit and associated pipework.



Fig.47: Hole in ceiling plaster to southwest corner.



Fig.48: Missing section of architrave to window opening.

2.27 Room G27

	Condition	Recommendations
Floor	Linoleum over limestone flag floor.	Remove linoleum and carefully lift flags. Pour new subfloor incorporating dpc and re-lay existing flags to an even surface.
	Adhesive residue to flags.	Remove residue following cleaning trials.
Walls	Delamination and efflorescence of plaster to south, east and part of west walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Cap chimney flue to prevent the ingress of rainwater while allowing adequate ventilation. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Door	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window exhibiting wet rot, broken joints and missing glazing.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Missing timber shutters to window.	Replace timber shutters to match room G26.
Chimney	Penetrating damp and soot staining to chimney breast.	Cap chimney flue to prevent the ingress of rainwater while allowing adequate ventilation.
	Evidence of detritus from nesting birds in grate.	Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
	Over-painted cast-iron fireplace.	Remove paint subject to paint removal trials.
Rising Damp	Rising damp to walls with fungal growth recorded in these areas.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Modern sink unit to south wall.	Remove unit and associated pipework.

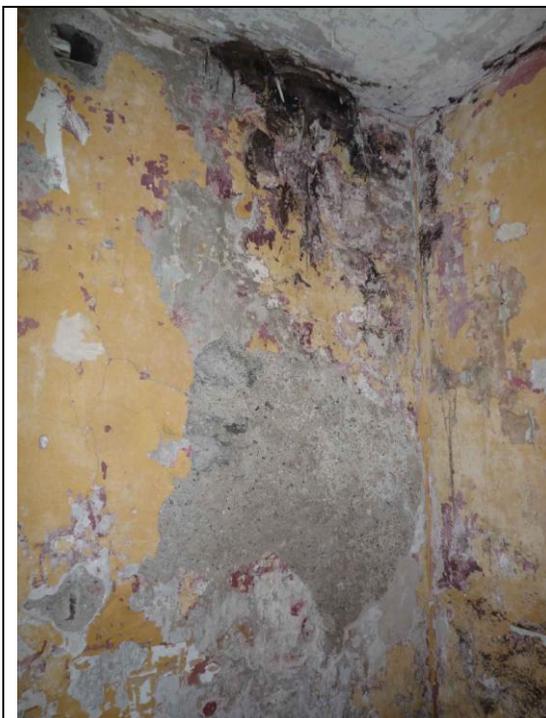


Fig.49: Plaster failure and fungal growth to the east wall.



Fig.50: Soot staining to chimney breast associated with penetrating damp.

2.28 Room G28

	Condition	Recommendations
Floor	Linoleum over concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Dry lining to south wall.	Remove dry lining - allow walls to dry out and re-survey. Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material.
Ceiling	Missing section of ceiling plasterwork to southeast corner.	Check timber ceiling joists for decay and replace where necessary. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Door	20 th century ironmongery (locks, latches, hooks etc.) fitted to door. The insertion of a letterbox has caused damage to the upper panel.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window exhibiting wet rot, broken joints and missing glazing.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
	Timber decay to window back.	Repair/replace decayed timber window back to match existing.
Chimney	Evidence of detritus from nesting birds in grate.	Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
	Over-painted stone surround.	Remove paint subject to paint removal trials.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Modern sink unit and coal store to west wall.	Remove unit and associated pipework.



Fig.51: Missing plaster to ceiling to southeast corner of G28.



Fig.52: Detritus from nesting birds to the fireplace.

2.29 Room G29

	Condition	Recommendations
Floor	Linoleum over concrete floor.	Remove concrete and pour new subfloor incorporating dpc.
Walls	Delamination and efflorescence of plaster to west wall.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Door	20 th century ironmongery (locks, latches, hooks etc.) fitted to door. The insertion of a letterbox has caused damage to the upper panel.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
	Door giving access to G20 & G22 are warped and do not close.	Reassess doors following the gradual drying out of the building.
Window	Inappropriate timber casement window exhibiting wet rot, broken joints and missing glazing.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Evidence of detritus from nesting birds in grate.	Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
	Over-painted cast-iron surround.	Remove paint subject to paint removal trials.
Rising Damp	Rising damp to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Gradually introduce heating to the building ensuring adequate ventilation of all rooms.
Other	Modern sink unit to south wall.	Remove unit and associated pipework.



Fig.53: Plaster failure to the west wall of G29.



Fig.54: Evidence of detritus from nesting birds in grate.

2.30 Room F01

	Condition	Recommendations
Floor	Linoleum floor covering.	Remove linoleum and re-survey floor.
	Localised area of missing and damaged floorboards to the west.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Walls	Dry lining to north and west walls.	Remove dry lining - allow walls to dry out and re-survey. Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material.
	Delamination of plaster to south of window opening.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Ceiling	Missing section of ceiling plasterwork to southeast corner.	Check timber ceiling joists for decay and replace where necessary. Repair ceiling using natural lime based plaster to match existing.
Doors	Door giving access to F08 is warped and does not close.	Reassess door following the gradual drying out of the building. Where door knobs are missing these should be replaced in brass.
	20 th century ironmongery (locks, latches, hooks etc.) fitted to door. Timber battens/sheeting has been tacked to door giving access to F10.	Original door furniture should be retained and later fittings removed. Remove timber battens/sheeting and make good.
Window	Inappropriate timber casement window exhibiting wet rot, broken joints and missing glazing.	Replace window unit with timber six-over-six sash window to match window located in room F13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Modern tiled fireplace and hearth over early limestone hearth.	Retain 20 th century fireplace as part of the layered history of the building.
Other	Modern sink unit to north wall.	Remove unit and associated pipework.



Fig.55: Missing floorboards to the west of F01.



Fig.56: Hole in ceiling plasterwork to the southeast.

2.31 Room F02

	Condition	Recommendations
Floor	Localised area of missing floorboards to the east and west.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
Walls	Boast plaster to north wall.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Rationalise external drainage and introduce a French drain to reduce likelihood of rising damp. Replace boast sections of plaster with a lime based plaster to match existing.
	Diagonal cracking of plaster to west wall (running diagonally from floor to ceiling and horizontally at ceiling level). Possibly relating to structural cracking recorded at ground level to north elevation.	Structural engineer to investigate & underlying causes to be addressed prior to repair of plasterwork. Cracks to be caulked with a mixture of lime putty and casting plaster.
Door	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window exhibiting wet rot, broken joints and missing glazing.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Over-painted stone surround.	Remove paint subject to paint removal trials.



Fig.57: Missing timber floorboards to east.



Fig.58: Cracking of plaster to the west wall.

2.32 Room F03

	Condition	Recommendations
Floor	Localised area of missing floorboards to the east.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
Door	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window exhibiting wet rot.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Over-painted stone surround.	Remove paint subject to paint removal trials.
	Evidence of detritus from nesting birds in grate.	Remove detritus and unblock flue where necessary. Cap chimney flue to prevent birds nesting while allowing adequate ventilation.



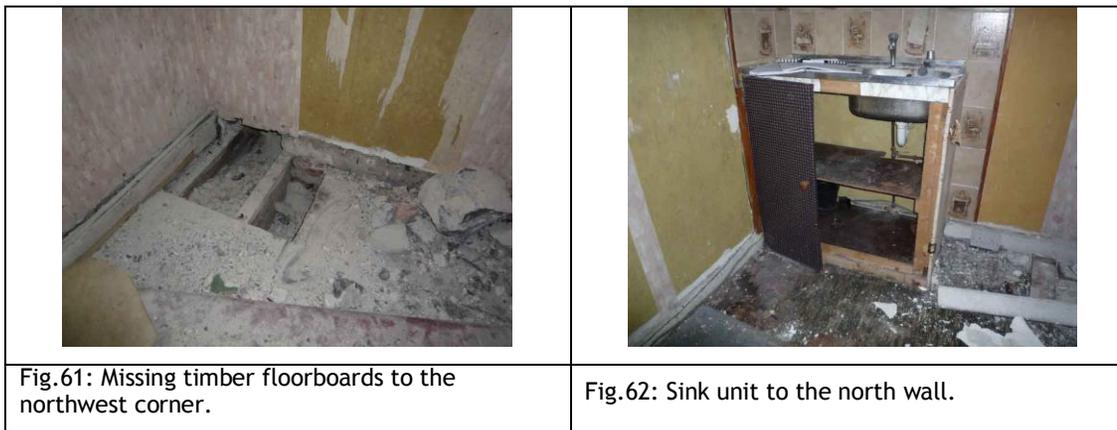
Fig.59: Missing floorboards to the east elevation.



Fig.60: Over-painted fireplace. Note the detritus to opening.

2.33 Room F04

	Condition	Recommendations
Floor	Linoleum and carpet floor covering.	Remove linoleum/carpet and re-survey floor.
	Localised area of missing floorboards to northeast corner.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
Doors	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window exhibiting wet rot and broken joints.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Raised plywood cill over existing cill.	Removed plywood cill.
Chimney	Evidence of detritus from nesting birds in grate.	Remove detritus and unblock flue where necessary. Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
	Over-painted stone surround.	Remove paint subject to paint removal trials.
	Modern tiled hearth and insert.	Remove modern tiles and replace with sympathetic modern hearth.
Other	Modern sink unit to north wall.	Remove unit and associated pipework.



2.34 Room F05

	Condition	Recommendations
Floor	Linoleum floor covering.	Remove linoleum and re-survey floor.
	Localised area of missing and damaged floorboards to the east.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Doors	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window exhibiting wet rot, broken joints and missing glazing.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
	Missing apron panel.	Replace missing apron panel with timber to match that at F01.
Chimney	Evidence of detritus from nesting birds in grate.	Remove detritus and unblock flue where necessary. Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
	Over-painted stone surround.	Remove paint subject to paint removal trials.



Fig.63: Missing apron panel to window opening.



Fig.64: Over-painted stone surround to fireplace.

2.35 Room F06

	Condition	Recommendations
Floor	Missing floorboards to entire room.	New boards to match F05 should be seated where existing boards are missing.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Walls	Missing skirting.	Replace missing sections of timber skirting to match that at G05.
Doors	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.

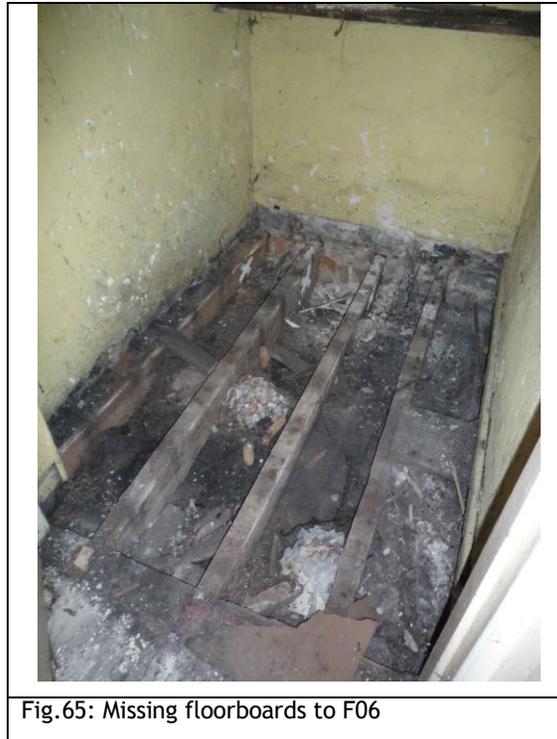


Fig.65: Missing floorboards to F06

2.36 Room F07

	Condition	Recommendations
Floor	Localised area of missing and damaged floorboards to the south.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Walls	Missing skirting.	Replace missing sections of timber skirting to match that at G05.
	Delamination/loss of plaster to walls.	Re-point and re-harl external walls in a lime based material. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Doors	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.



Fig.66: Missing floorboards, timber skirting and failed plaster to room F07.

2.37 Room F08

	Condition	Recommendations
Floor	Localised area of missing and damaged floorboards to the south.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Wall	Cracking of plaster to south wall.	Cracks to be caulked with a mixture of lime putty and casting plaster.
	Delamination and loss of plaster to south wall.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Holes in south wall to facilitate investigation of timber lintels.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Ceiling	Cracking of plaster to ceiling plaster.	Cracks to be caulked with a mixture of lime putty and casting plaster.
	Missing section of ceiling plasterwork to southeast corner.	Check timber ceiling joists for decay and replace where necessary. Repair ceiling using natural lime based plaster to match existing.
Doors	Door giving access to F01 has warped and does not close.	Reassess doors following the gradual drying out of the building.
	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
	Glazed panels to door giving access to F09.	Replace the glazed panels with timber.
	The fire escape exit was originally conceived as a window opening.	Reinstate window opening and associated joinery to match historic openings.
Window	Inappropriate timber casement window to westernmost opening exhibiting wet rot, broken joints and missing glazing.	Replace window unit with timber six-over-six sash window to match window located in room F13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.

	Missing timber sill, section of architrave and window back to westernmost window opening.	Replace missing sill, architrave and window back in timber to match existing.
Other	Belfast sink.	Consideration should be given to retaining this feature as part of the historic fabric of the building.



Fig.67: Failure of plaster to the south wall.



Fig.68: Missing sill, section of architrave and window back to westernmost window opening.

2.38 Room F09

	Condition	Recommendations
Floor	Linoleum floor covering.	Remove linoleum and re-survey floor.
Walls	Delamination and loss of plaster to south wall.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Missing skirting.	Replace missing sections of timber skirting to match that at F01.
Door	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
	Glazed panels to door.	Replace the glazed panels with timber.
Other	Vent to south wall.	Ventilation of this room should be reconsidered to allow the vent in the south wall to be blocked as this detracts from the visual aesthetics of the blind opening to the external elevation.



Fig.69: Vent to the south wall.

2.39 Room F10

	Condition	Recommendations
Floor	Localised area of missing and damaged floorboards to the south.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Walls	Missing skirting.	Replace missing sections of timber skirting to match that at G05.
	Delamination/loss of plaster to south and west walls.	Re-point and re-harl external walls in a lime based material. Replace damaged/missing sections of plaster with a lime based plaster to match existing.



Fig.70: Missing floorboards to the south of room F10.



Fig.71: Failed plaster to the west wall.

2.40 Room F11

	Condition	Recommendations
Floor	Localised area of missing and damaged floorboards to the west.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Walls	Holes in all walls to facilitate investigation of timber lintels.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Delamination and loss of plaster to west wall.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Missing section of skirting to west wall.	Replace missing sections of timber skirting to match existing.
	Cracking of plaster to south wall over doorway giving access to F12 (possibly relating to a relieving arch).	Cracks to be caulked with a mixture of lime putty and casting plaster.
Window	Timber decay to window back of west opening.	Cut out decayed timber and splice in new timber to match existing.



Fig.72: Plaster and paint failure to the west wall.

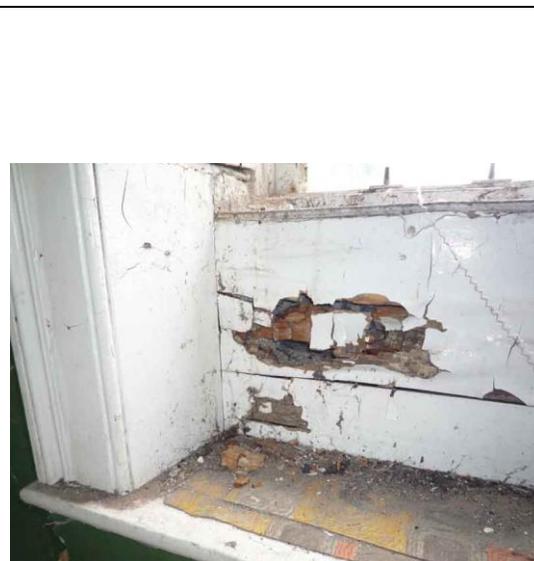


Fig.73: Timber decay of window back to west window opening.

2.41 Room F12

	Condition	Recommendations
Floor	Linoleum floor covering.	Remove linoleum and re-survey floor.
Walls	Delamination and loss of plaster to south and west walls.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Cracking of plaster to north wall over doorway giving access to F11 (possibly relating to a relieving arch).	Cracks to be caulked with a mixture of lime putty and casting plaster.
Ceiling	Missing section of ceiling plasterwork to southeast corner.	Check timber ceiling joists for decay and replace where necessary. Repair ceiling using natural lime based plaster to match existing.
Window	Inappropriate timber casement window exhibiting wet rot, broken joints and missing glazing.	Replace window unit with timber six-over-six sash window to match window located in room F13. Timber must be pressure treated to resist decay.
Other	Timber book shelves.	Remove timber bookshelves and re-survey.



Fig.74: Failed plaster to the west wall.



Fig.75: Damaged ceiling plaster adjacent the window opening.

2.42 Room F13

	Condition	Recommendations
Floor	Linoleum floor covering.	Remove linoleum and re-survey floor.
Ceiling	Cracking of plaster to southwest corner.	Cracks to be caulked with a mixture of lime putty and casting plaster.
Window	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
	Limited timber decay to glazing bar & slipped glazing pane.	Refurbish sash window to include splicing of new timber to match existing where necessary and firmly secure slipped glazing with putty.
Other	Timber book shelves.	Remove timber bookshelves and re-survey.



Fig.76: Timber decay to glazing bar of window - note the glass pane has slipped.



Fig.77: Cracking of ceiling plaster to the southwest corner.

2.43 Room F14

	Condition	Recommendations
Walls	Delamination and loss of plaster to north and west walls.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Vertical cracking of plaster to north wall/chimney breast.	Cracks to be caulked with a mixture of lime putty and casting plaster.
Windows	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
	Inappropriate timber casement window to west opening.	Replace window unit with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
Chimney	Modern late 20 th century brick fireplace.	Retain 20 th century fireplace as part of the layered history of the building.
	Evidence of detritus from nesting birds in grate.	Remove detritus and unblock flue where necessary. Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
Other	Timber book shelves.	Remove timber bookshelves and re-survey.



Fig.78: Failure of wall plaster to the north and west walls.



Fig.79: Cracking of plaster to chimney breast.

2.44 Room F15

	Condition	Recommendations
Floor	Linoleum floor covering.	Remove linoleum and re-survey floor.
	Localised area of missing and damaged floorboards to the northwest and southwest.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Walls	Holes in all walls to facilitate investigation of timber lintels.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Delamination of plaster at junction of south and west walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Window	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
	Inappropriate timber casement windows exhibiting wet rot, broken joints and missing glazing.	Replace window units with timber six-over-six sash window to match window located in room G13. Timber must be pressure treated to resist decay.
	Timber decay recorded to lintel over window in west wall.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Chimney	Modern late 20 th century brick fireplace.	Retain 20 th century fireplace as part of the layered history of the building.
	Evidence of detritus from nesting birds in grate.	Remove detritus and unblock flue where necessary. Cap chimney flue to prevent birds nesting while allowing adequate ventilation.



Fig.80: Missing floorboards to south wall.



Fig.81: Plaster failure at junction of south and west walls.

2.45 Room F16

	Condition	Recommendations
Floor	Linoleum floor covering.	Remove linoleum and re-survey floor.
	Localised area of missing and damaged floorboards to the northwest.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Walls	Holes in all walls to facilitate investigation of timber lintels.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Delamination of plaster to west wall.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Window	Inappropriate timber casement window exhibiting wet rot.	Replace window unit with timber six-over-six sash window to match window located in room F13. Timber must be pressure treated to resist decay.
	Over-painted shutters to opening.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.



Fig.82: Failure of plaster to the west wall.



Fig.83: Previous opening-up works to the north wall to facilitate investigation of the timber lintel.

2.46 Room F17

	Condition	Recommendations
Doors	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window exhibiting wet rot.	Replace window unit with timber six-over-six sash window to match window located in room F13. Timber must be pressure treated to resist decay.
	Over-painted shutters to opening.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Over-painted stone surround.	Remove paint subject to paint removal trials.
	Fireplace blocked-up.	Consider removing modern blockwork and re-opening fireplace providing adequate ventilation.
Other	Built-in timber kitchen units.	Remove timber units and re-survey.



Fig.84: Over-painted stone fireplace with blocked opening.



Fig.85: Built-in timber kitchen units.

2.47 Room F18

	Condition	Recommendations
Floor	Linoleum floor covering.	Remove linoleum and re-survey floor.
	Localised area of missing and damaged floorboards to the northwest and southwest.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Walls	Holes in all walls to facilitate investigation of timber lintels.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Delamination and loss of plaster to west wall.	Rake-out cement based strap pointing to external walls and re-point in a lime based material. Re-harl all external walls in a lime based material. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Ceiling	Cracking of plaster running north-south.	Cracks to be caulked with a mixture of lime putty and casting plaster.

2.48 Room F19

	Condition	Recommendations
Floor	Missing floorboards to entire room.	New boards to match F05 should be seated where existing boards are missing.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Walls	Missing skirting.	Replace missing sections of timber skirting to match that at F28.
	Delamination/loss of plaster to walls.	Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material.
	Holes in all walls to facilitate investigation of timber lintels.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.



Fig.86: Missing timber floorboards - note the detritus between joists.



Fig.87: Plaster failure to the west wall.

2.49 Room F20

	Condition	Recommendations
Floor	Linoleum floor covering.	Remove linoleum and re-survey floor.
	Localised area of missing and damaged floorboards to the north.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Walls	Missing skirting.	Replace missing sections of timber skirting to match that at F28.
Door	Glazed panels to door.	Replacing the glazed panels with timber.
Other	Vent to south wall.	Ventilation of this room should be reconsidered to allow the vent in the south wall to be blocked as this detracts from the visual aesthetics of the blind opening to the external elevation.

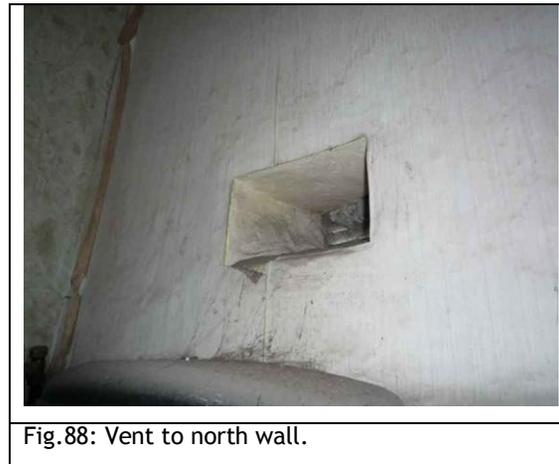


Fig.88: Vent to north wall.

2.50 Room F21

	Condition	Recommendations
Floor	Localised area of missing and damaged floorboards to the north.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Wall	Cracking of plaster to south wall.	Cracks to be caulked with a mixture of lime putty and casting plaster.
	Missing skirting to north wall.	Replace missing sections of timber skirting to match existing.
	Holes in north wall to facilitate investigation of timber lintels.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Doors	Glazed panels to door giving access to F20.	Replace missing sections of timber skirting to match existing.
	The fire escape exit was originally conceived as a window opening.	Reinstate window opening and associated joinery to match historic openings.
Window	Inappropriate timber casement window to westernmost opening exhibiting wet.	Replace window unit with timber six-over-six sash window to match window located in room F13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Other	Belfast sink.	Consideration should be given to retaining this feature as part of the historic fabric of the building.



Fig.89: Missing timber floorboards to the north wall.



Fig.90: Hole in ceiling and penetrating damp at high level to north wall.

2.51 Room F22

	Condition	Recommendations
Floor	Localised area of missing and damaged floorboards to the north.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Walls	Missing skirting.	Replace missing sections of timber skirting to match that at F28.
	Delamination/loss of plaster to walls.	Re-point and re-harl external walls in a lime based material. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Doors	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.



Fig.91: Missing floorboards to the north wall.

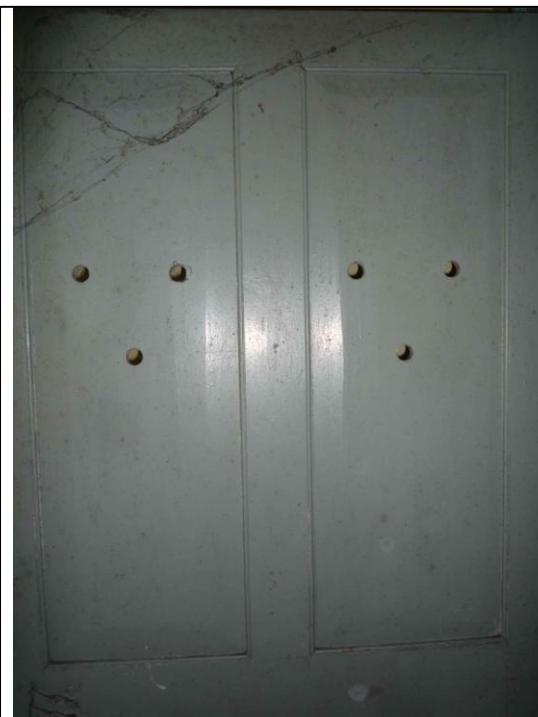


Fig.92: Vent holes to the upper panels of door.

2.52 Room F23

	Condition	Recommendations
Floor	Localised area of missing and damaged floorboards to the north.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Walls	Missing skirting.	Replace missing sections of timber skirting to match that at F28.
	Delamination/loss of plaster to walls.	Re-point and re-harl external walls in a lime based material. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Doors	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.



Fig.93: Missing floorboards to the north wall.



Fig.94: Penetrating damp to the east wall.

2.53 Room F24

	Condition	Recommendations
Floor	Localised area of missing and damaged floorboards to the north.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
Walls	Missing skirting to south and east.	Replace missing sections of timber skirting to match existing.
Ceiling	Missing section of ceiling plasterwork to east.	Check timber ceiling joists for decay and replace where necessary. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Cracking of plaster.	Cracks to be caulked with a mixture of lime putty and casting plaster.
Doors	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window exhibiting wet rot.	Replace window unit with timber six-over-six sash window to match window located in room F13. Timber must be pressure treated to resist decay.
	Missing window back.	Replace timber window back to match F05.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Evidence of detritus from nesting birds in grate.	Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
	Over-painted stone surround.	Remove paint subject to paint removal trials.
Other	Modern tiles associated with former sink to south wall.	Remove tiles and ensure water is drained from all pipework.



Fig.95: Missing timber window apron.



Fig.96: Hole to ceiling.

2.54 Room F25

	Condition	Recommendations
Floor	Localised area of missing and damaged floorboards to the east.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
Walls	Delamination/loss of plaster to south walls.	Re-point and re-harl external walls in a lime based material. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Ceiling	Missing section of ceiling plasterwork to south.	Check timber ceiling joists for decay and replace where necessary. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Window	Inappropriate timber casement window exhibiting wet rot and missing glazing.	Replace window unit with timber six-over-six sash window to match window located in room F13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Modern 20 th century fireplace.	Retain 20 th century fireplace as part of the layered history of the building.



Fig.97: Failed wallpaper indicating dampness.



Fig.98: Modern fireplace to east wall.

2.55 Room F26

	Condition	Recommendations
Floor	Localised area of missing and damaged floorboards to the east.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
Walls	Delamination/loss of plaster to south walls.	Re-point and re-harl external walls in a lime based material. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
	Dry lining to south walls.	Remove dry lining - allow walls to dry out and re-survey. Rake-out cement based strap pointing to external walls. Re-point and re-harl external walls in a lime based material.
Window	Inappropriate timber casement window exhibiting wet rot and missing glazing.	Replace window unit with timber six-over-six sash window to match window located in room F13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Over-painted stone surround.	Remove paint subject to paint removal trials.



Fig.99: Missing timber floorboards to the east wall.



Fig.100: Failed wallpaper indicating dampness.

2.56 Room F27

	Condition	Recommendations
Floor	Localised area of missing and damaged floorboards to the southeast.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Walls	Missing skirting to east and west.	Replace missing sections of timber skirting to match existing.
	Holes in all walls to facilitate investigation of timber lintels.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Ceiling	Missing section of ceiling plasterwork to north.	Check timber ceiling joists for decay and replace where necessary. Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Door	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window exhibiting wet rot, broken joints and missing glazing.	Replace window unit with timber six-over-six sash window to match window located in room F13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Evidence of detritus from nesting birds in grate.	Cap chimney flue to prevent birds nesting while allowing adequate ventilation.
	Modern late 20 th century brick fireplace.	Retain 20 th century fireplace as part of the layered history of the building.
Other	Modern sink unit and coal store.	Remove unit and associated pipework.



Fig.101: Missing timber floorboards to the east wall.



Fig.102: Hole to ceiling plaster.

2.57 Room F28

	Condition	Recommendations
Floor	Localised area of missing and damaged floorboards to the west.	Original boards should be re-seated where these have been lifted to facilitate works. New boards to match existing should be seated where existing boards are missing/damaged beyond reuse.
	Timber decay recorded to bearing ends of floor joists.	Cut out damaged/decayed timber and splice in new pressure treated timber to match existing. Where bearing ends are replaced consideration should be given to introducing a damp proof barrier.
Walls	Missing skirting to west.	Replace missing sections of timber skirting to match existing.
	Holes in all walls to facilitate investigation of timber lintels.	Replace damaged/missing sections of plaster with a lime based plaster to match existing.
Door	20 th century ironmongery (locks, latches, hooks etc.) fitted to door.	Original door furniture should be retained and later fittings removed. Where door knobs are missing these should be replaced in brass.
Window	Inappropriate timber casement window exhibiting wet rot.	Replace window unit with timber six-over-six sash window to match window located in room F13. Timber must be pressure treated to resist decay.
	Over-painted shutters.	Free shutters and install new ironmongery where necessary to ensure all leafs are operable.
Chimney	Over-painted stone surround.	Remove paint subject to paint removal trials.
	Fireplace blocked-up.	Consider removing modern blockwork and re-opening fireplace providing adequate ventilation.
Other	Modern sink unit.	Remove unit and associated pipework.



Fig.103: Missing floorboards to west wall.



Fig.104: Failed plaster to west wall beneath dry lining.

APPENDIX 1 - LOCATION PLANS