



## Bruce Castle Museum

**DESIGN AND ACCESS STATEMENT:** For the Repair of Lime Plaster in Secondary Rooms

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**Bruce Castle Museum**

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**BRUCE CASTLE MUSEUM  
DESIGN AND ACCESS STATEMENT**

For the Repair of Lime Plaster in Secondary Rooms

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Report by: Artisan Fine Architectural Plasterwork,  
Titled: *"Lime Plaster Survey Bruce Castle Museum"*  
Dated: August 2022

## Bruce Castle Museum

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### 1.0 DESIGN PROPOSAL STATEMENT

- 1.1 The design proposal in this application submission relates to Bruce Castle, a statutorily listed Grade I building. The Heritage Statement accompanying this document has been prepared by Butler Hegarty Architects and is based on the Conservation Management Plan and Gazetteer, which were prepared by Purcell Miller Tritton in 2008, and subsequent research. These documents provide a history of the development of the building, together with an appraisal of its significance. The design proposals have been prepared in the light of this information, the assessment we have made of the building, and in response to Pre-Application engagement with Haringey Council

### 2.0 CONDITION OF THE BUILDING

#### 2.1 Condition Survey

A Condition Survey for the building was prepared by Fulkers Bailey Russell titled:

*"Due Diligence Survey and Report"* and is dated December 2022

This survey includes a report on the condition of all lime plasterwork. This was prepared by Artisan Fine Architectural Plasterwork, titled *"Lime Plaster Survey Bruce Castle Museum"* and is dated August 2022. This report is included in the appendix A to this Design and Access Statement.

It concludes that the plaster surfaces in several areas are potentially dangerous and could collapse. The objective of this application is to resolve and remove the risk of plaster failure and collapse of the ceilings and repairing of the damaged and failing the lime plaster work.

The proposed work is in the following areas:

Ground Floor rooms

- **G01 The Old Kitchen / now Cafe**  
This room is regularly open to the public so ceiling failure will not only damage the historic fabric but is a health and safety risk to both public and staff.
- **G02 Kitchen**  
This room is essential to the museum operation and will not only damage the historic fabric but is a health and safety risk to public and staff
- **G13 Store**  
This is currently used as a store and the condition of the wall plaster which some areas is friable and decayed due to water damage limits the use of the room. The repair of the lime plaster surfaces is essential for future use by the museum

The Second Floor rooms

- **S01 Passage, S02 Artist Studio 1, and S03 Artist Studio 2**  
These rooms are all small scale where plaster surfaces have failed. The repair of lime plaster surfaces will bring these rooms more fully into use which in the future is essential for the museum operations.

#### 2.3 Interior

Generally, the building's interior condition has been reasonably maintained, although services have been installed in an ad hoc manner, and the whole building is somewhat tired decoratively. The principal gallery rooms at ground and first floor will be retained and enhanced will be part of a separate proposals and are not related to the works in this application.

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### 3.0 PROPOSALS

#### 3.1 Pre-app advice

The following pre- app advice was provided by the conservation officer by email.

**From:** Elisabetta Tonazzi <[Elisabetta.Tonazzi@haringey.gov.uk](mailto:Elisabetta.Tonazzi@haringey.gov.uk)>

**Sent:** 06 March 2023 15:34

**To:** James Barnett

**Subject:** Plaster ceiling - Ref: PRE/2023/0028

*"We visited and discussed in detail the conditions of those key areas of the listed building on ground floor such as the old kitchen, kitchenette in the tower, the storeroom, and the artist studio and second floor, with a great focus on those rooms that provide publicly accessible space complementary to the main museum space.*

*The increased urgency for the repair works to the damaged plaster ceilings in the west wing is evident and considering that you have the necessary conservation expertise on board, we have agreed that the proposed works can happen in parallel to the submission of the necessary LBC.*

*It is understood that the design and detailing of the proposed works have been swiftly progressing and we can expect an LBC submission anytime soon.*

*We agreed that consents for other relevant works in those areas of the listed building that are not publicly accessible, but that anyway require attention as soon as possible, will be submitted in due course and consent should be obtained before works start onsite.*

*We also discussed that it is reassuring that the urgent repairs to the ceiling have been expertly designed and will be carefully carried out by a specialist contractor, but it would also be useful for the immediate future to prepare a sound and comprehensive conservation strategy that may greatly benefit the council to informedly programme ahead the necessary works and related consents, and to possibly tap into heritage grant funding opportunities.*

*As an example, it is evident when on-site that works to the roof are of paramount importance and should be prioritised to prevent further deterioration to the Listed Building, as the recently worsened conditions of the ceilings also depend on water infiltrations. It is important to gain clarity about priorities and timeframes for conservation and enhancement works to Bruce Castle because at consent stage it is often necessary to justify and illustrate the proposed works within the wider strategic context of improvements, which is what your conservation architect was able to discuss with us at the site meeting for the ceiling repairs.*

*Going forward, a strategic approach to repairs and improvement would hone council programmes and conservation and planning officers can more effectively and rapidly advise on and support the approval of proposed works to this very sensitive listed building, when these works have been expertly designed and timely discussed with the planning department".*

**Elisabetta Tonazzi** ARB RIBA Conservation Architect

**Principal Conservation Officer**

**Placemaking and Housing | Haringey Council**

- 3.2 The proposed repair of the lime plaster ceiling and walls have been prepared in response to the pre-app discussions
- 3.3 It should be noted that the building will remain a museum and the proposals do not affect, in any way, the planning category. The proposed alterations and minor repairs that form part of this application the repairs are not notifiable under the building regulations

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#### **4.0 IMPACT OF THE PROPOSALS**

- 4.1 A full assessment of the impact of the proposals has been made to accompany the LBC application in the Heritage Statement that accompanies this Design and Access Statement.
- 4.2 Generally, the repairs and minor alterations proposed have been carefully considered in the context of the history of the building and its significance. The proposals primarily effect secondary rooms on the ground and second floor of the building.
- 4.3 The Heritage Statement contains a schedule of the proposed works, (Schedule 02) describing room by room alterations. This is combined with a matrix, plotting the significance of each of the elements affected by the proposals against the impact that will be made by any alteration.

#### **5.0 ACCESS**

##### **5.1 Access to historic buildings**

The Equality Act 2010 provides a relevant legal framework. The Historic England publication “*Easy Access to Historic Buildings*” 2015 summarises the issues relevant to physical improvement to provide access to historic buildings as follows:

*“.....it is important to remember that the Equality Act is about people and not buildings. The Act does not include standards for accessible building design, though following good-practice guidance, such as the standards set out in BS 8300 and Approved Document M of the Building Regulations, can help duty holders provide a reasonable standard of access and thus fulfill their duties under the Act.”*

##### **5.2 Transport**

The broad vehicular and transport links, including a statement about public transport provision and cycling provision, remains unaltered by the current LBC proposals.

##### **5.3 Inclusive Access**

In preparing this Access Statement, we have reviewed Haringey’s Access Guide for Bruce Castle Museum, which is part of Haringey’s “*Moving Forward with new Accessibility Guide for Haringey*” (October 2018). The guide comprises:

*“Information relevant for anyone with an access requirement, including people with mobility impairments, sensory impairments, learning difficulties or autism, and provides information to let the user decide whether a venue will be suitable for them. For example, how far a car park is from a building, whether a restaurant can offer menus in Braille and if a cinema can offer assistive listening.*

*All of the venues and locations have been visited and assessed by an AccessAble surveyor with input from local disability groups, disabled people and carers, who also offered suggestions on places to be included”.*

##### **5.4 Access Guide to Bruce Castle**

Bruce Castle Museum & Archive is an accredited Museum with the Arts Council and has a comprehensive Access Policy covering access in different forms including a vast range of access issues from physical, intellectual, economical etc.

The Access Guide for Bruce Castle Museum gives detailed guidance on a range of physical access-related subjects, including transport, parking, outside access (main and rear), inside access, lift access and toilet access.

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The Guide also gives guidance on accessing the Museum contents and exhibitions: audio description, tactile and braille signage, hearing assistance, hearing system, concessions available and wheelchair borrowing provision.

The guide can be reviewed via this link:

<https://www.accessable.co.uk/venues/bruce-castle-museum>

### **5.5 Current access arrangements**

The proposal within this application is therefore to retain the existing physical access arrangements, as it is judged that they provide a reasonable standard of access. The applicant acknowledges that this conflicts with a duty to provide inclusive access to all. Where necessary, the applicant will prepare and implement an Access Management Plan to ensure that their duties as service provider are fulfilled.

Gary Butler Dip. Arch (Cantab), RIBA(SCA), AABC  
Butler Hegarty Architects Ltd.



## Bruce Castle Museum

**Appendix A:** Artisan Fine Architectural Plasterwork, *"Lime Plaster Survey Bruce Castle Museum"*

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## **Lime Plaster Survey**

### **Bruce Castle Museum**



#### **A. Introduction**

*Artisan Plastercraft Ltd* have been commissioned to carry out an inspection of lime plaster ceilings and walls. The site inspection of the property took place during on between 6<sup>th</sup> June 2022 and 11<sup>th</sup> July 2022 and was carried out by Peter Adams of Artisan Plastercraft Ltd.

The Bruce Castle Museum is Grade I listed building in London Borough of Haringey. Although known as a 'castle' the present building is a country house and the name 'Bruce Castle' appears to originate in the 17<sup>th</sup> century, long after the buildings construction. The building takes its name from the medieval Bruce dynasty that eventually took the Scottish throne in 1306, but which previously held significant lands in England. The earliest surviving records of the building refer to it as 'Lordship House', and there differing opinion as to the date of its initial construction varying from the 15<sup>th</sup> to late 16<sup>th</sup> century. It is generally excepted the first known owner of the building was Sir William Compton, a prominent courtier and Groom of the Stool to Henry VIII. The earliest known reference to the building is thought to be as a venue for a meeting between Henry VIII and his sister Queen Margaret of Scotland in 1516. The earliest known depiction of the house dates from 1619, when it was in the hands of the Earl of Dorset. In the early 17<sup>th</sup> century, the house was acquired by the Hare family and in 1684 there is known to have been a major remodelling project that is still extant in the south façade and tower today. Another major remodelling occurred early in the next century, this entailed significant work to the north of the house and the north elevation, including the

Coleraine crest, remain intact from this work. The house subsequently passed into the ownership of James Townsend, who is thought to England's first black MP and the first black Lord Mayor of London. Townsend gave the eastern elevation of the building its current appearance by building a Georgian façade as a new entrance. After Townsends death the house passed through multiple owners and residents, the building current asymmetry is the result of west wing being demolished by John Ede sometime after 1815. Between 1827 and 1891 the building became Bruce Castle School, and in 1870 a three-story Gothic Revival style extension was built to the northwest of the house to facilitate this. In 1891 Joshua Pedley bought the house and grounds and later sold it to the Tottenham Local Board in order to establish a museum and park for residents. The building has operated in this way since that time and in 1949 achieve Grade I listed status.

**The purpose of the inspection is to assess and provide an experienced opinion on the following:**

- The condition and integrity of the lime plaster ceilings and walls.
- Recommendations and repairs required.
- The ceiling inspections were carried out in conjunction with the following Guidance, Codes and BS EN documentation: -BS EN 13279-1:2008 Gypsum Binders and gypsum plasters. Part 1;BS EN 15319 -General Principles of design for Fibrous (gypsum) plasterworks; BS EN 13815:2006- Fibrous gypsum plaster casts, definition requirements and testing methods; BSEN 13914-1/2-Design, preparation, consideration, application of internal plastering; BS 8481 Design, preparation and application of internal gypsum, cement, cement and lime plastering systems

**Please note the following:**

1. The inspection consisted of a visual inspection and pressure test from below only. The access was restricted in many areas due to the volume of storage units and shelving and stored museum artefacts
2. The inspection was carried out using a mobile access tower. This report is not a structural survey, and cannot comment on the structural soundness of the building.
3. Artisan Plastercraft Ltd cannot comment on the structural integrity of any associated timber work.
4. The condition of the ceiling is of the time and date of the survey.

**B. Description**

The inspection revealed that the ceilings were of a lath and plaster construction with some plaster cornices. The walls were a combination of lath and plaster to timber partitioning and lime plaster to masonry walls. The walls and ceilings were discovered to be in poor condition in many areas particularly the rooms on the eastern and western perimeters of the building.

The condition worsening on the upper floors. This is probably the result of numerous roof leaks and the associated water ingress over the period of many years. The result of this being the deterioration of the lime plaster ceilings and walls over this period. The age of the building is also a factor in the condition of the lime and limited maintenance carried out. There have been previous ceiling failures that have been repaired in modern gypsum plaster s opposed to the lime plaster of the existing substrate. Some of these repairs have also been of poor quality. There also seems to be possible structural issues in the eastern side of the building where considerable deflection was observed in the East Gallery on the ground Floor and the offices directly above this gallery. It is our opinion that this is investigated as a matter of urgency. The ceiling to the Gallery and that of the offices above are in danger of failure and continued use of these rooms should be avoided until this has been investigated and any necessary repairs made. On the second floor a number of ceilings are also at risk of failure due to the water ingress described previously and highlighted on the report below. The café and kitchen room at ground Floor West were also a concern and the highlighted repairs addressed as soon as is practicable. We noted that there has already been a ceiling failure in this area. It would be prudent to re secure the ceilings generally as they will continue to deteriorate in the future, re securing would extend their lifespan.

The table below sets out the condition of the ceilings and relevant recommendations. In line with previous reports they have been identified in a colour code for importance: **red for high**, **orange for medium**, **green for low** and **blue for no action required**.

Attention should be drawn to the red elements that require urgent attention

| Item | Location                          | Element  | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Recommendation                                                                                                | Observation nos.        | Status |
|------|-----------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------|--------|
| 1    | Café G1                           | Ceilings | Lath and plaster - ceiling height 3.6m. The ceiling has significant cracking throughout. There is movement in the ceiling along the eastern elevation and above the ramped area in the northwest corner. A previous repair has been carried out following a previous failure. This repair appears to have been carried out in gypsum plaster and is itself delaminating. An area through the centre of the ceiling also has considerable movement and requires attention. | Re secure entire ceiling, rake out and repair cracks. Cut out and repair areas where ceiling is delaminating. | 1,2,3,4,5,6,7,8,9,10,11 |        |
| 2    | Kitchen G2                        | Ceilings | Lath and plaster ceiling height - 3.6m. The ceiling has significant cracking throughout. There is water staining in the south east corner.                                                                                                                                                                                                                                                                                                                                | Re secure entire ceiling, rake out and repair cracks.                                                         | 12,13,14,15,16          |        |
| 3    | Main Gallery                      | Ceilings | Lath and plaster ceiling height - 3.6m. The ceiling has hairline cracks running in a north south direction in several locations.                                                                                                                                                                                                                                                                                                                                          | Rake out and repair cracks.                                                                                   | 32,33                   |        |
| 4    | Main Entrance                     | Ceilings | Lath and plaster ceiling.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No action required                                                                                            | N/A                     |        |
| 5    | East Wing Gallery G6              | Ceilings | Lath and plaster ceiling - 3.5m. Severe cracking throughout ceiling. Significant movement and deflection. Ceiling at risk of failure. Possible loading issues with partition wall above.                                                                                                                                                                                                                                                                                  | Take down affected areas of ceiling and renew. Re secure remainder of ceiling, rake out cracks and repair.    | 45,125,126,127          |        |
| 5    | East Wing Gallery G6              | Cornice  | Enriched cornice with egg and dart                                                                                                                                                                                                                                                                                                                                                                                                                                        | Rake out and repair cracks.                                                                                   |                         |        |
| 7    | East Wing Gallery Tower           | Ceilings | Lath and plaster ceiling.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No action required                                                                                            | N/A                     |        |
| 8    | East Wing Corridor                | Ceilings | Lath and plaster ceiling. The ceiling is cracked in several locations. No movement was evident.                                                                                                                                                                                                                                                                                                                                                                           | Rake out and repair cracks.                                                                                   | 39,40,41,42,43          |        |
| 9    | East Wing Corridor                | Cornice  | Enriched fibrous plaster cornice                                                                                                                                                                                                                                                                                                                                                                                                                                          | Rake out and repair cracks.                                                                                   | 40                      |        |
| 10   | East Wing Corridor Vestibule G7A  | Ceilings | Vaulted lath and plaster ceiling cracked in northwest and southeast corners. Small blown in northeast corner                                                                                                                                                                                                                                                                                                                                                              | Cut out and replace blown area of lath and plaster ceiling. Rake out cracks and repair.                       | 35,36,37                |        |
| 11   | Ground Floor Main staircase       | Cornice  | Enriched fibrous plaster ceiling cracked on east elevation                                                                                                                                                                                                                                                                                                                                                                                                                | Rake out and repair cracks.                                                                                   | 34                      |        |
| 12   | North-East Room                   | Ceilings | Lath and plaster ceiling 3.5m high. Cracking throughout ceiling, evidence of water stains on eastern elevation. Ceiling centre removed at some point.                                                                                                                                                                                                                                                                                                                     | Rake out and repair cracks. Resecure ceiling.                                                                 | 38,128,129,130          |        |
| 13   | North-East Room                   | Cornice  | Enriched fibrous plaster cornice with leaf motif cracked on east elevation                                                                                                                                                                                                                                                                                                                                                                                                | Rake out and repair cracks.                                                                                   | 130                     |        |
| 14   | History and Roman Display Room    | Ceilings | Lath and plaster ceiling 3.5m high. Cracking throughout ceiling, particularly significant in northwest corner.                                                                                                                                                                                                                                                                                                                                                            | Resecure ceiling locally where cracking is most severe. Rake out and repair cracks generally.                 | 24,25,26,27,28,29,30    |        |
| 15   | History and Roman Display Room    | Cornice  | Enriched fibrous plaster cornice. Cracks along joint with ceiling.                                                                                                                                                                                                                                                                                                                                                                                                        | Rake out and repair cracks.                                                                                   | 25                      |        |
| 16   | History and Roman Display Room WC | Ceilings | Lath and plaster ceiling 3.5m high. Cracking to ceiling.                                                                                                                                                                                                                                                                                                                                                                                                                  | Rake out and repair cracks.                                                                                   | 31                      |        |
| 17   | History and Roman Display Room WC | Ceilings | Enriched fibrous plaster cornice. Cracks on east elevation.                                                                                                                                                                                                                                                                                                                                                                                                               | Rake out and repair cracks.                                                                                   | 31                      |        |
| 18   | West Staircase                    | Ceilings | Lath and plaster ceiling. Cracking to ceiling in several locations. Cracking where timber stairs abut plaster ceiling. Evidence of water stains.                                                                                                                                                                                                                                                                                                                          | Rake out and repair cracks.                                                                                   | 17,18,19,20,            |        |

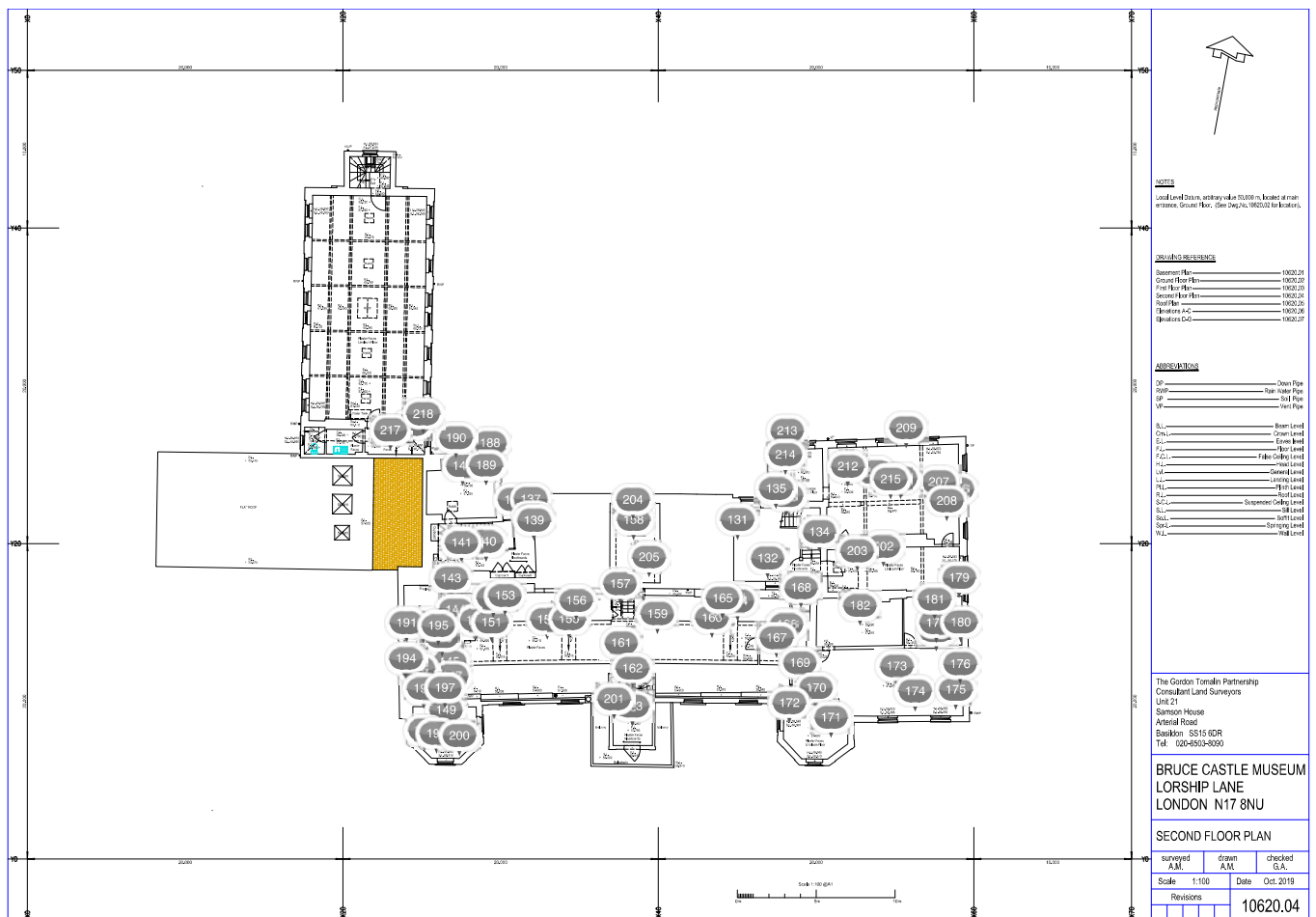
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|----|---------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--|
| 19 | West circulating corridor       | Ceilings | Lath and plaster ceiling . Cracking to ceiling adjacent to hatches.                                                                                           | Rake out and repair cracks.                                                                                                                                                            | 46,47                   |  |
| 20 | Gents Toilets                   | Ceilings | Plasterboard ceilings                                                                                                                                         | no action required                                                                                                                                                                     | N/A                     |  |
| 21 | Womens Toilets                  | Ceilings | Plasterboard ceilings                                                                                                                                         | no action required                                                                                                                                                                     | N/A                     |  |
| 22 | Disabled Toilets                | Ceilings | Plasterboard ceilings                                                                                                                                         | no action required                                                                                                                                                                     | N/A                     |  |
| 23 | Between Toilets Room            | Ceilings | Plasterboard ceilings                                                                                                                                         | no action required                                                                                                                                                                     | N/A                     |  |
| 24 | Activity Room                   | Ceilings | Plasterboard ceilings                                                                                                                                         | no action required                                                                                                                                                                     | N/A                     |  |
| 25 | Lecture Hall                    | Ceilings | Plasterboard ceilings                                                                                                                                         | no action required                                                                                                                                                                     | N/A                     |  |
| 26 | Lecture Hall Corridor           | Ceilings | Plasterboard ceilings                                                                                                                                         | no action required                                                                                                                                                                     | N/A                     |  |
| 27 | Lecture Hall Corridor Stairs    | Ceilings | Unable to access                                                                                                                                              |                                                                                                                                                                                        |                         |  |
| 28 | 1st Floor Search Room           | Ceilings | Possible plasterboard ceiling - 3.2m high. Cracking along joints. Evidence of water stains on southern elevation, cracking at joint between ceiling and wall. | Rake out and repair cracks.                                                                                                                                                            | 57,58,59,60,61,62,63,64 |  |
| 29 | S1st Floor search Room Tower    | Ceilings | Lath and plaster ceiling. Cracking through ceiling and into lath and plaster wall.                                                                            | Rake out and repair cracks.                                                                                                                                                            | 65,66                   |  |
| 30 | 1st Floor Front Gallery (South) | Ceilings | Lath and plaster ceiling - 3.2m high. Cracking through ceiling throughout. Evidence of water stains and previous repairs.                                     | Resecure ceiling locally where cracking is most severe. Rake out and repair cracks generally. Further investigation where previous repair carried out and to source of water ingress.. | 67,68,69,70,71,72,73,74 |  |
| 31 | 1st Floor Front Gallery (South) | Cornice  | Plain fibrous plaster cornice. Evidence of previous repairs. Cracking through cornice.                                                                        | Resecure ceiling locally where cracking is most severe. Rake out and repair cracks generally. Further investigation where previous repair carried out.                                 | 72,73,74                |  |
| 32 | 1st Floor Front Gallery Tower   | Ceilings | Cracking through ceiling and joint between ceiling and wall.                                                                                                  | Rake out and repair cracks.                                                                                                                                                            | 186,187                 |  |
| 32 | 1st Floor Front Gallery Tower   | Walls    | Lime plaster to masonry walls. Paint and finish coat delaminating from previous water ingress. Dry at time of visit.                                          | Remove defective finish coat and repair walls                                                                                                                                          | 75                      |  |
| 33 | 1st Floor Front Gallery (North) | Ceilings | Lath and plaster ceiling - 4.5m high. Cracking through centre of ceiling                                                                                      | Rake out and repair cracks.                                                                                                                                                            | 49                      |  |
| 34 | 1st Floor Front Gallery (North) | Cornice  | Large dentil block fibrous plaster cornice. Cracks through cornice and a joint with ceiling.                                                                  | Rake out and repair cracks.                                                                                                                                                            | 48,50,53,54             |  |
| 35 | 1st Floor Front Gallery (North) | Walls    | Lath and plaster wall panels. Significant cracking to wall panels, particularly where it abutts timber.                                                       | Rake out and repair cracks. Resecure walls where cracking occurs.                                                                                                                      | 51,52                   |  |
| 36 | 1st East Tower Room             | Ceilings | Lath and plaster ceiling 3.5m high. Cracking to ceiling and evidence of water stains.                                                                         | Rake out and repair cracks.                                                                                                                                                            | 101,102                 |  |
| 37 | 1st East Circulating Corridor   | Ceilings | Lath and plaster ceiling. Cracking through plasterboard downstand into lath and plaster ceiling.                                                              | Rake out and repair cracks.                                                                                                                                                            | 95,97                   |  |
| 38 | 1st East Circulating Corridor   | Walls    | Lath and plaster walls. Significant cracking to walls adjacent to office door at north east end of corridor.                                                  | Investigate source of cracking maybe part of structural issues.                                                                                                                        | 96                      |  |

|    |                                         |          |                                                                                                                                                                   |                                                                                                                                                                                   |                    |  |
|----|-----------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--|
| 39 | 1st South East Corner Room F7           | Ceilings | Lath and plaster ceiling. Significant cracking to ceiling, finish coat delaminating.                                                                              | Urgent investigate works required as possible structural and loading issues on ceiling and partition wall. A structural engineer should be engaged together with a timber expert. | 99,100             |  |
| 39 | 1st South East Corner Room F7           | Walls    | Lath and plaster walls to partition, lime plaster to masonry external walls. Significant cracking to ceiling, finish coat delaminating.                           | Urgent investigate works required as possible structural and loading issues on ceiling and partition wall. A structural engineer should be engaged together with a timber expert. | 98,100             |  |
| 40 | 1st South East Penultimate Room F8      | Ceilings | Lath and plaster ceiling. Significant cracking and movement throughout ceiling in danger failure.                                                                 | Urgent investigate works required as possible structural and loading issues on ceiling and partition wall. A structural engineer should be engaged together with a timber expert. | 89,90,91           |  |
| 41 | South East Penultimate Room F8          | Cornice  | Enriched Georgian Drip. Cracking through cornice and along ceiling line.                                                                                          | Rake out cracks and repair.                                                                                                                                                       | 93,94              |  |
| 42 | 1st South East Penultimate Room F8      | Walls    | Lath and plaster walls. Significant cracking through partition wall on south elevation. Part of potentially wider structural issues.                              | Urgent investigate works required as possible structural and loading issues on ceiling and partition wall. A structural engineer should be engaged together with a timber expert. | 89                 |  |
| 43 | 1st Small office adjacent to Green room | Ceilings | Lath and plaster ceiling. Cracking through ceiling.                                                                                                               | Rake out and repair cracks. Resecure ceiling.                                                                                                                                     | 183,185            |  |
| 44 | 1st Small office adjacent to Green room | Cornice  | Plane plaster cornice. Cracks through cornice and along ceiling line on east elevation.                                                                           | Rake out cracks and repair.                                                                                                                                                       | 184,185            |  |
| 45 | 1st Floor Green Room                    | Ceilings | Lath and plaster ceiling. Cracks through ceiling in several locations. Evidence of previous water penetration in several locations although dry at time of visit. | Rake out and repair cracks. Resecure ceiling. Investigate source of leak.                                                                                                         | 78,79,82,83        |  |
| 46 | 1st Floor Green Room                    | Cornice  | Enriched Georgian Drip. Cracking through cornice and along ceiling line.                                                                                          | Rake out cracks and repair.                                                                                                                                                       | 80, 81, 82, 83, 84 |  |
| 47 | 1st Floor Green Room Anti-room          | Ceilings | Lath and plaster ceiling. Cracking through ceiling. Evidence of previous repair.                                                                                  | Rake out and repair cracks. Resecure ceiling.                                                                                                                                     | 86                 |  |
| 48 | 1st Floor Green Room Anti-room          | Cornice  | Enriched Georgian Drip. Cracking through cornice and along ceiling line. Section of cornice damaged in southwest corner.                                          | Rake out cracks and repair. Renew section of cornice.                                                                                                                             | 85, 87, 88         |  |
| 49 | 1st Floor East Staircase                | Ceilings | Lath and plaster ceiling. Cracking through ceiling.                                                                                                               | Rake out and repair cracks.                                                                                                                                                       | 56                 |  |
| 50 | 1st Floor East Staircase                | Walls    | Lime plaster to masonry walls. Evidence of previous repair in gypsum plaster.                                                                                     | Hack off gypsum plaster and re plaster in lime plaster.                                                                                                                           | 55                 |  |
| 51 | 1st Floor Kitchen                       | Ceilings | Lath and plaster ceiling. Some cracking at ceiling line.                                                                                                          | Rake out and repair cracks.                                                                                                                                                       | 105                |  |
| 52 | 1st Floor North west small storage room | Ceilings | Lath and plaster ceiling. Cracking through ceiling. Some evidence of water stains.                                                                                | Rake out and repair cracks. Investigate source of water ingress.                                                                                                                  | 106                |  |
| 53 | 1st Floor North west small storage room | Walls    | Lime plaster to masonry walls.                                                                                                                                    | No action required                                                                                                                                                                | N/A                |  |
| 54 | 1st Floor North West Staircase          | Ceilings | Lath and plaster ceiling. Cracking through ceiling.                                                                                                               | Rake out and repair cracks.                                                                                                                                                       | 109,111            |  |

|    |                                                         |          |                                                                                                                                                                                                        |                                                                                                               |                                                      |  |
|----|---------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------|--|
| 55 | 1st Floor North West Staircase                          | Walls    | Lime plaster to masonry walls.                                                                                                                                                                         | No action required                                                                                            | N/A                                                  |  |
| 56 | 1st Floor North West Staircase - small storage room     | Ceilings | Lath and plaster ceiling 3.2m high . Significant cracking throughout ceiling. Cracking at line of ceiling joint.Evidence of previous repairs.                                                          | Rake out and repair cracks. Resecure ceiling.                                                                 | 112-122,124                                          |  |
| 57 | 1st Floor North west escape staircase.                  | Ceilings | Concrete soffit, evidence of water ingress.                                                                                                                                                            | Investigate source of water ingress                                                                           | 123                                                  |  |
| 58 | Grand Staircase 2nd Floor                               | Ceilings | Lath and plaster ceiling. Access was limited to visual due to location. However evidence of deflection could be observed adjacent to the north elevation.                                              | Further investigation recommended.                                                                            | 133                                                  |  |
| 59 | Grand Staircase 2nd Floor                               | Cornice  | Large dentil block fibrous plaster cornice. Cracks through cornice and a joint with ceiling.                                                                                                           | Further investigation recommended.                                                                            | 131,132,133,134                                      |  |
| 60 | 2nd Floor Front Storage Room                            | Ceilings | Lath and plaster ceiling, skelings and window reveals. Ceiling is cracked throughout and in some locations significantly, movement was also detected. Evidence of a previous repair in gypsum plaster. | Rake out and repair cracks. Resecure ceiling.                                                                 | 150, 151,152,153,154,155,156,157,159,160,164,165,168 |  |
| 61 | 2nd Floor Front Storage Room                            | Walls    | Lath and plaster walls are cracked throughout .                                                                                                                                                        | Rake out cracks and repair.                                                                                   |                                                      |  |
| 62 | 2nd Floor East Circulation corridor S6                  | Ceilings | Lath and plaster ceiling has blown and is delaminating.                                                                                                                                                | Take down ceiling and renew.                                                                                  | 166                                                  |  |
| 63 | 2nd Floor East Circulation corridor S6                  | Walls    | Lath and plaster wall. The south elevation has blown and is delaminating.                                                                                                                              | Take down wall and renew.                                                                                     | 167                                                  |  |
| 64 | 2nd Floor Central tower and stair                       | Ceilings | Lath and plaster ceiling. Cracking through ceiling.                                                                                                                                                    | Rake out and repair cracks.                                                                                   | 162,163                                              |  |
| 65 | 2nd Floor Central tower and stair                       | Walls    | Lath and plaster walls. Some harline cracks on west elevation.                                                                                                                                         | Rake out and repair cracks.                                                                                   | 201                                                  |  |
| 66 | 2nd Floor North Central Storage Room S12                | Ceilings | Lath and Plaster Ceiling. Significant cracks and area of ceiling that is blown and delaminating. Some evidence of water stains on south east corner.                                                   | Renew damaged area of ceiling, re secure and repair cracks to remainder.                                      | 158,204,205                                          |  |
| 67 | 2n Floor East Tower S5                                  | Ceilings | Lath and Plaster Ceiling. Significant cracks and area of ceiling that is blown and delaminating. Some evidence of water stains on west elevation.                                                      | Renew damaged area of ceiling, re secure and repair cracks to remainder.                                      | 170,171,172                                          |  |
| 68 | 2nd Floor South Eastern Corner Storage Room             | Ceilings | The ceiling has been overlayed with with hardboard, access was not possible.                                                                                                                           | N/A                                                                                                           | 173                                                  |  |
| 69 | 2nd Floor South Eastern Corner Storage Room S8          | Walls    | Lath and plaster partition and lime to masonry external walls. Significant cracking to stud partition. Significant cracking to external walls, some areas failing and delaminating.                    | Resecure partition wall, repair cracks. Hack off defective plaster to external walls where failing and renew. | 174,175,176,177                                      |  |
| 70 | 2nd Floor South Eastern Corner Storage Room - Anti room | Ceilings | The ceiling has been overlayed with with hardboard, access was not possible.                                                                                                                           | N/A                                                                                                           | 181                                                  |  |

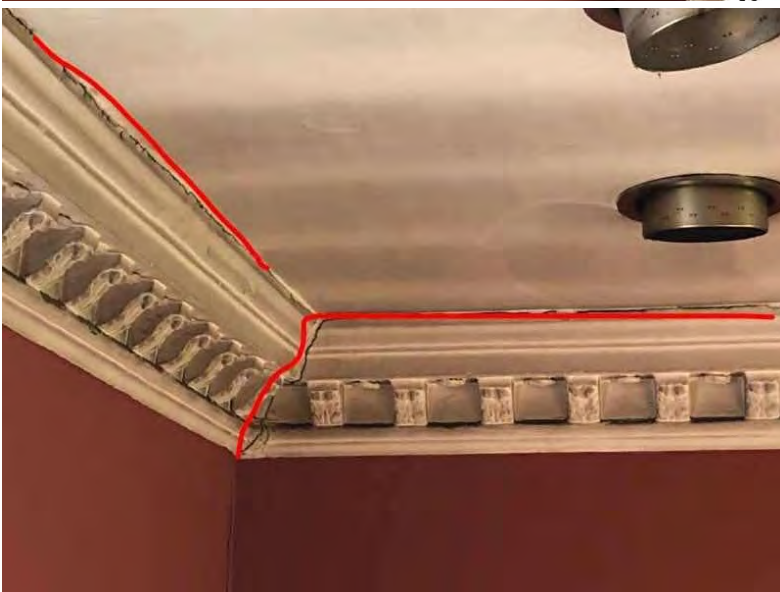
|    |                                                            |          |                                                                                                                                                                                                                                 |                                                                                                                                                                      |                 |  |
|----|------------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--|
| 71 | 2nd Floor South Eastern Corner Storage Room - Anti room S9 | Walls    | Lath and plaster partition and lime to masonry external walls. Significant cracking to stud partition with a patch of blown plaster. Paint delaminating from external wall. Further testing limited due to access.              | Patch repair lath and plaster partition and re secure wall, repair cracks.                                                                                           | 181             |  |
| 72 | 2nd Floor Inner East Storage Room                          | Ceilings | The ceiling has been overlayed with with hardboard, access was not possible.                                                                                                                                                    | N/A                                                                                                                                                                  | 182             |  |
| 73 | 2nd Floor East Storage Room                                | Ceilings | Lath and plaster ceiling. Hairline crack to ceiling. Water stains to downstand.                                                                                                                                                 | Rake out and repair cracks. Investigate source of water penetration.                                                                                                 | 202,203         |  |
| 74 | 2nd Floor Large North East Storage Room S12                | Ceilings | Lath and plaster ceiling. Evidence of water penetration on the east elevation resulting failure of ceiling in this areas. Cracking and small holes in several locations. Further evidence of water stains in north west corner. | Take down area of failing ceiling and renew. Re secure ceiling locally where cracking occurs. Repair holes. Investigate source of water penetration.                 | 206-214         |  |
| 75 | 2nd Floor South West Tower Room                            | Ceilings | Lath and plaster ceiling. Evidence of water penetration and of repairs carried out in modern gypsum.                                                                                                                            | Hack off modern gypsum repair and repair in lime plaster. Investigate source of water penetration.                                                                   | 196,198,200     |  |
| 76 | 2nd Floor South West Tower Room                            | Walls    | Lime plaster to masonry Evidence of water penetration and of repairs carried out in modern gypsum.                                                                                                                              | Hack off modern gypsum repair and repair in lime plaster. Investigate source of water penetration.                                                                   | 197,196,        |  |
| 77 | 2nd Floor West Artist studio S3                            | Ceilings | Lath and plaster ceiling. Ceiling failing due to water penetration. Ceiling is deflected badly.                                                                                                                                 | Take down area of failing ceiling and renew. Re secure remaining area of ceiling and make good. Rake out cracks and repair. Investigate source of water penetration. | 191,193,194,195 |  |
| 78 | 2nd Floor West Artist studio                               | Walls    | Lime plaster to masonry walls. Evidence of water penetration. Evidence of previous repairs carried out in modern gypsum.                                                                                                        | Investigate source of water penetration. Hack off gypsum repair and replace in lime plaster.                                                                         | 192             |  |
| 79 | 2nd Floor West circulation corridor S1                     | Ceilings | Lath and plaster ceiling . Cracking to ceiling and to ceiling line.                                                                                                                                                             | Rake out and repair cracks.                                                                                                                                          | 143,144,145,146 |  |
| 80 | 2nd Floor West circulation corridor S1                     | Walls    | Lime plaster to masonry walls. Evidence of water penetration around doorway at southern end of corridor. Lime plaster blown and delaminating.                                                                                   | Investigate source of water penetration. Hack off defective lime plaster and renew.                                                                                  | 147             |  |
| 81 | 2nd Floor North west West Artist studio                    | Ceilings | Lath and plaster ceiling . Cracking to ceiling and to ceiling line.                                                                                                                                                             | Rake out and repair cracks.                                                                                                                                          | 188,189,190     |  |
| 82 | 2nd Floor North west West Artist studio                    | Walls    | Lath and plaster ceiling . Cracking to ceiling and to ceiling line.                                                                                                                                                             | Rake out and repair cracks.                                                                                                                                          | 188,189,190     |  |
| 83 | South East Corner Right Room 2nd Floor                     | Ceilings | Lime plaster to masonry walls. Cracks to lime plaster walls.                                                                                                                                                                    | Rake out and repair cracks.                                                                                                                                          | 190             |  |
| 84 | 2nd Floor East Staircase                                   | Ceilings | Lath and plaster ceiling. Cracking through ceiling, significant cracking in South West area. Evidence of previous repairs.                                                                                                      | Rake out and repair cracks. Resecure ceiling.                                                                                                                        | 136,137,140,141 |  |
| 85 | 2nd Floor East Staircase                                   | Walls    | Lath and plaster partition and lime to masonry external walls. Significant cracking to stud partition. Significant cracking to masonry walls, some areas failing and delaminating.                                              | Resecure south lath and plaster partition. Hack of and renew lime plaster to masonry wall on east elevation.                                                         | 140,139         |  |

|    |                          |          |                                                                                                                                                        |                                                                                                                                                                      |         |  |
|----|--------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--|
| 86 | North west staircase S17 | Ceilings | Lath and plaster ceiling. Evidence of water penetration and of repairs carried out in modern gypsum. Ceiling in poor condition and at risk of failure. | Take down area of failing ceiling and renew. Re secure remaining area of ceiling and make good. Rake out cracks and repair. Investigate source of water penetration. | 216     |  |
| 87 | West Corridor 2nd Floor  | Walls    | Lime plaster to masonry. Evidence of water penetration and previous repairs.                                                                           | Hack off gypsum plaster repairs and replace with lime plaster.                                                                                                       | 218,217 |  |



Plaster

131 08/06/2022 Not attributed  
Deep crack at joint of ceiling and wall



132 08/06/2022 Not attributed



133 08/06/2022 Not attributed

Deflection in ceiling at perimeter and cracking through cornice



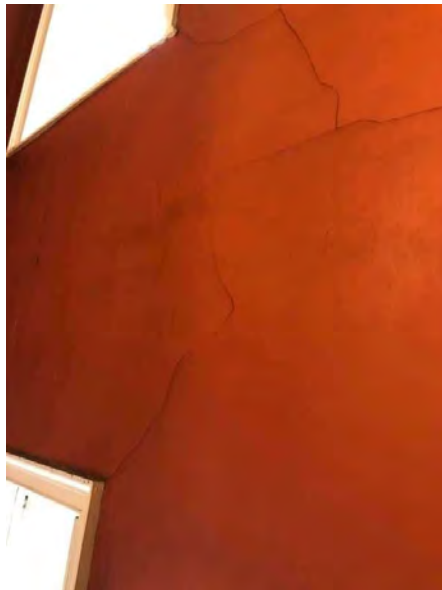
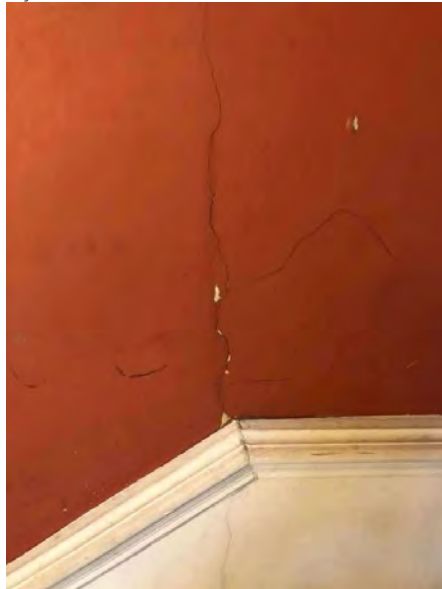
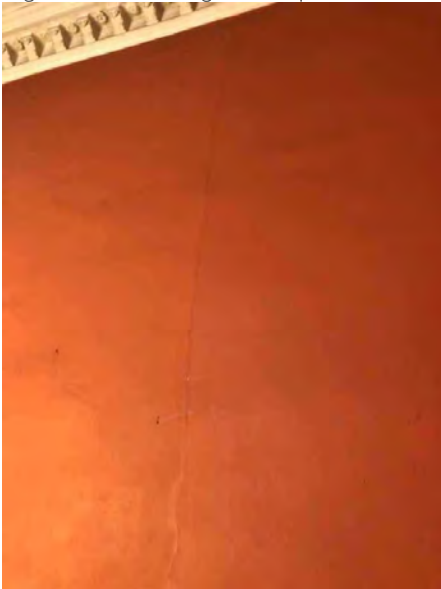
134 08/06/2022 Not attributed

Cracking through cornice, rosette missing



135 08/06/2022 Not attributed

Significant cracking to lime plaster to masonry



136 08/06/2022 Not attributed

Cracking through ceiling



137 08/06/2022 Not attributed



138 + 08/06/2022 Not attributed

Cracking through ceiling evidence of previous repairs



139 + 08/06/2022 Not attributed

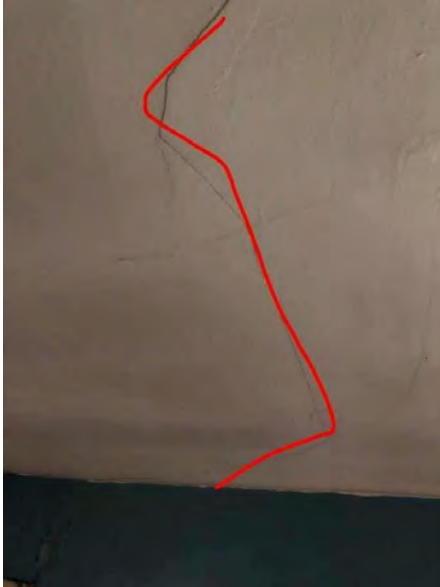
Deep crack through lime plaster to masonry, no significant movement



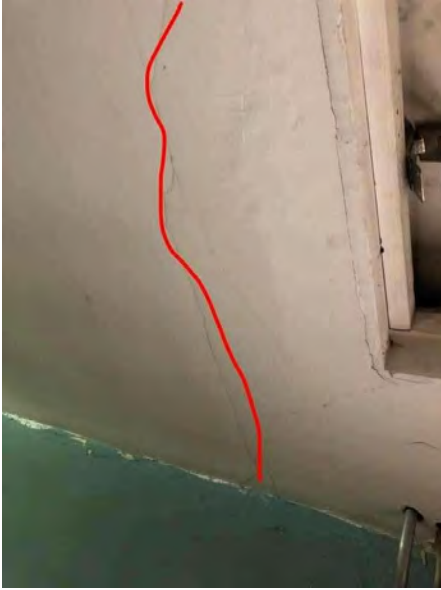
140 08/06/2022 Not attributed

Significant cracking through ceiling and wall.

Requires rescuring

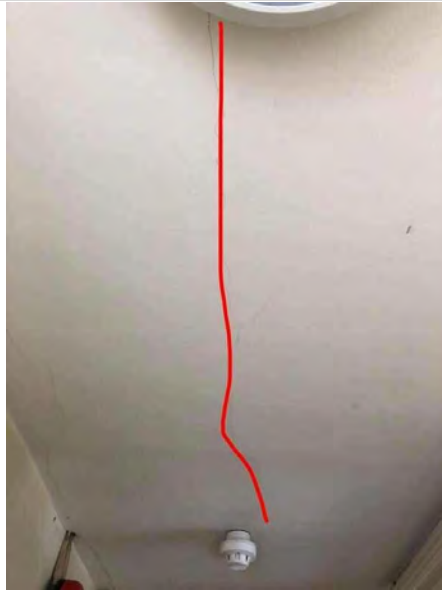


141 + 08/06/2022 Not attributed



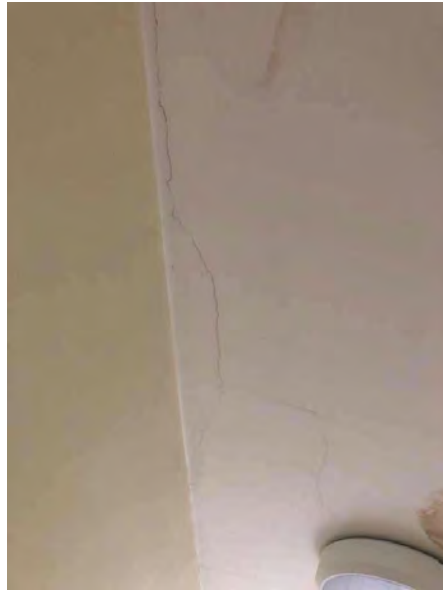
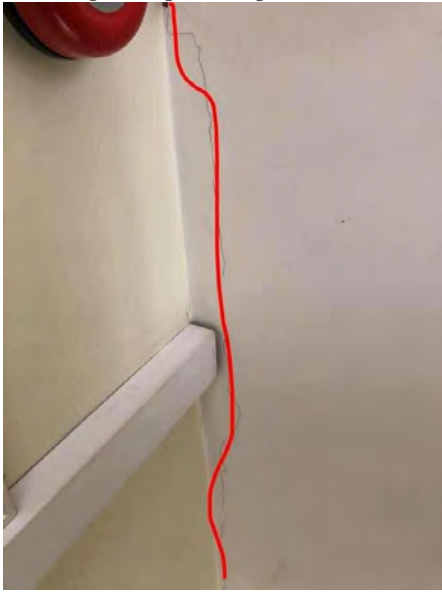
142 + 08/06/2022 Not attributed

143 + 08/06/2022 Not attributed



144 08/06/2022 Not attributed

Cracking through ceiling



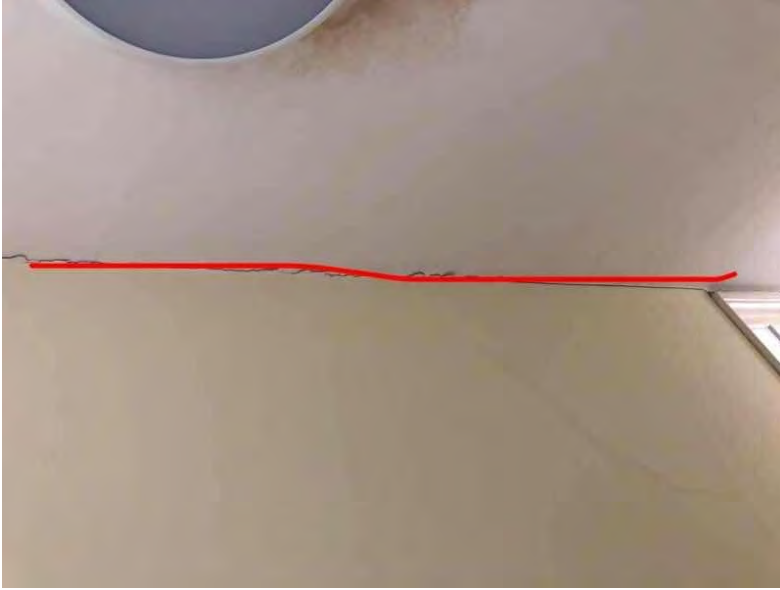
145 08/06/2022 Not attributed

Cracking through ceiling



146 + 08/06/2022 Not attributed

Cracking at ceiling line



147 + 08/06/2022 Not attributed

Evidence of water ingress, plaster badly marked by distemper. Plaster blown to reveal and door head. Requires repair.



148 + 08/06/2022 Not attributed

149 + 08/06/2022 Not attributed

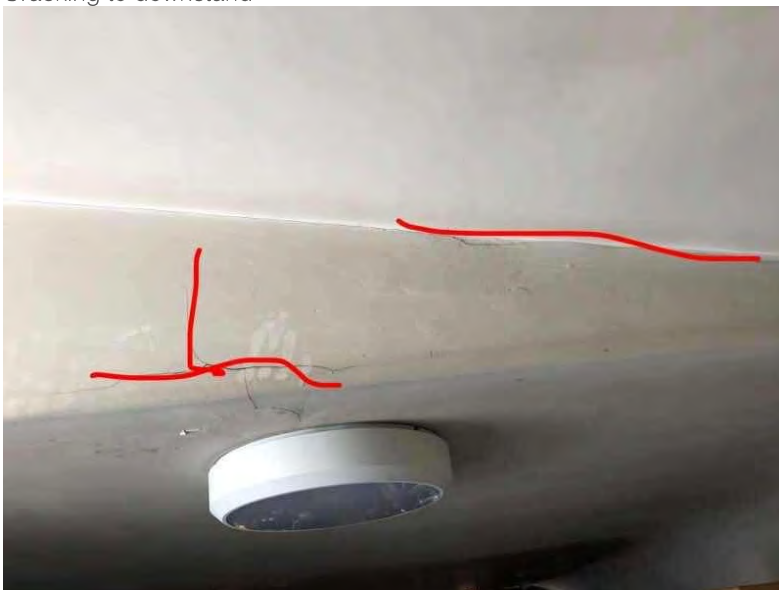
150 + 08/06/2022 Not attributed

Significant cracking to ceiling, movement evident. Re secure



151 + 08/06/2022 Not attributed

Cracking to downstand



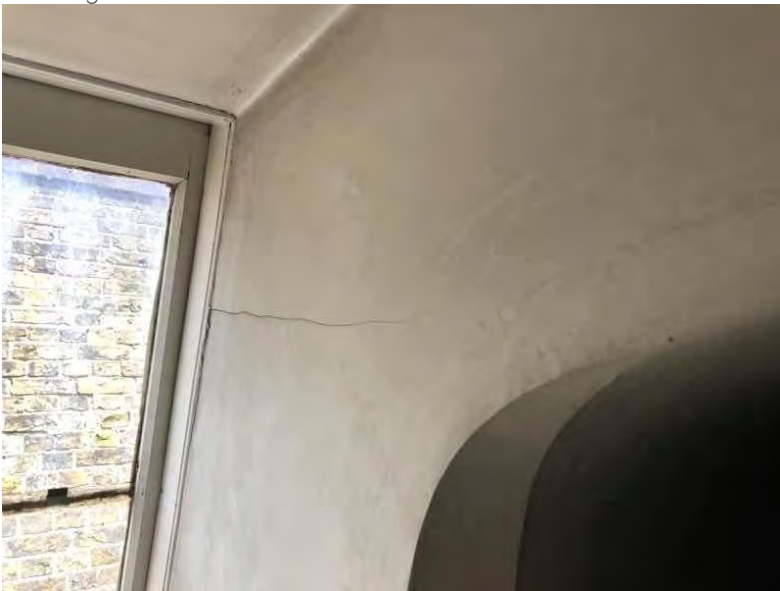
152 08/06/2022 Not attributed

Cracking to reveal



153 08/06/2022 Not attributed

Cracking to reveal



154 + 08/06/2022 Not attributed

Evidence of previous repair in gypsum plaster



155 + 08/06/2022 Not attributed

Significant cracking to ceiling requires resecure



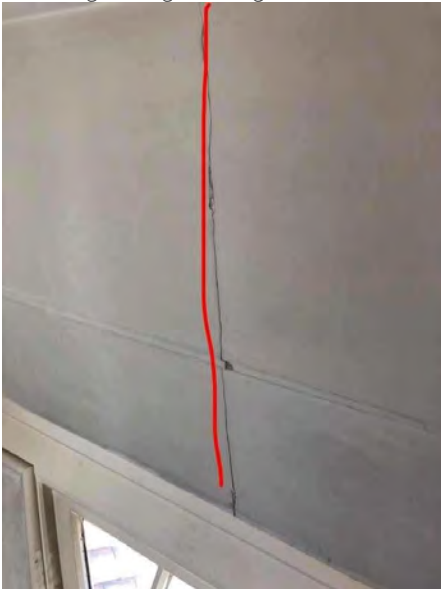
156 08/06/2022 Not attributed

Cracking to ceiling and wall



157 08/06/2022 Not attributed

Cracking through ceiling some movement



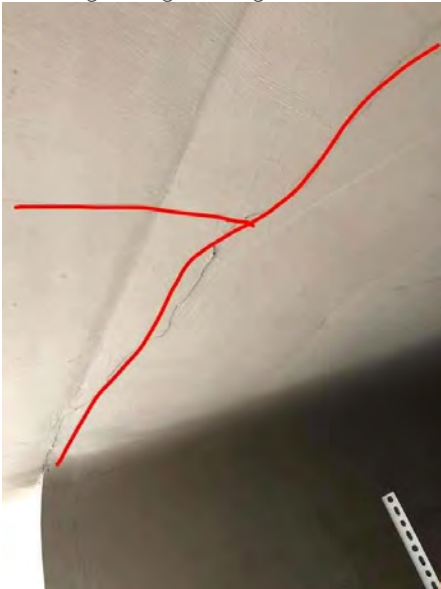
158 08/06/2022 Not attributed

Cracking through ceiling



159 08/06/2022 Not attributed

Cracking through ceiling



160 08/06/2022 Not attributed

Significant cracking in this area requires re securing



161 08/06/2022 Not attributed

Cracking to ceiling and wall



162 08/06/2022 Not attributed

Cracking through ceiling



163 08/06/2022 Not attributed

Hairline crack



164 + 08/06/2022 Not attributed

Cracking to reveal



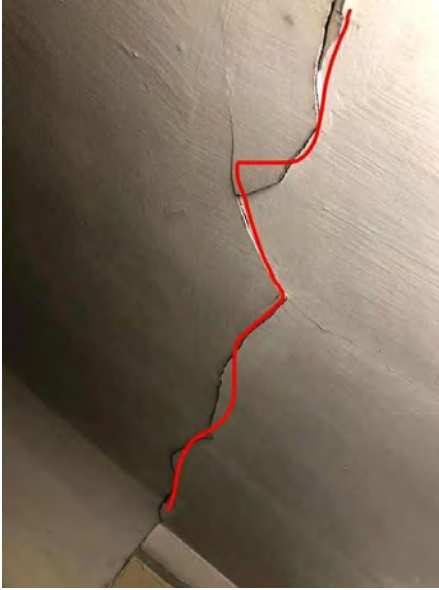
165 + 08/06/2022 Not attributed

Cracking to reveal



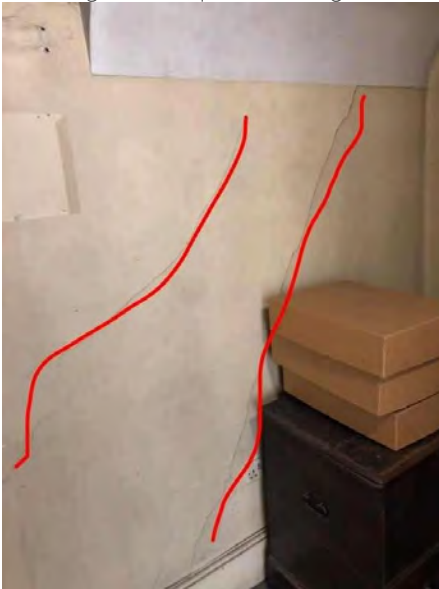
166 08/06/2022 Not attributed

Significant cracking, ceiling blown



167 08/06/2022 Not attributed

Cracking to walls, plaster failing and delaminating. Renew.



168 08/06/2022 Not attributed

Significant cracking to ceiling requires re secure



169 08/06/2022 Not attributed

Significant cracking to ceiling to walls and ceiling in this area. Area of wall blown



170 08/06/2022 Not attributed

Ceiling damaged and delaminating, patch repair and resecure



171 08/06/2022 Not attributed

Cracking through ceiling



172 + 08/06/2022 Not attributed

Cracking through ceiling evidence of water penetration



173 + 08/06/2022 Not attributed

Ceiling overlayed with hardboard unable to determine



174 + 08/06/2022 Not attributed

Lime plaster to masonry wall blown and failing needs renewal



175 + 08/06/2022 Not attributed

Lime plaster to masonry wall blown and failing needs renewal



176 + 08/06/2022 Not attributed



177 + 08/06/2022 Not attributed

Wall significantly cracked, lath and plaster needs patch repair and resecuring



178 + 08/06/2022 Not attributed

Wall significantly cracked, lath and plaster needs patch repair and resecuring



179 + 08/06/2022 Not attributed

Cracking to lime masonry wall



180 + 08/06/2022 Not attributed



181 + 08/06/2022 Not attributed

Ceiling overlayed with hardboard unable to determine



182 + 08/06/2022 Not attributed

Ceiling overlayed with hardboard unable to determine

188 16/06/2022 Not attributed

Water stains



189 16/06/2022 Not attributed



190 + 16/06/2022 Not attributed



191 + 16/06/2022 Not attributed

Evidence of significant water ingress, ceiling failing needs urgent attention



192 + 16/06/2022 Not attributed

Evidence of water ingress



193 + 16/06/2022 Not attributed

Water stains to ceiling



194 + 16/06/2022 Not attributed

Crack through ceiling



195 + 16/06/2022 Not attributed

Crack at ceiling line



196 + 16/06/2022 Not attributed

Evidence of water ingress, previous repairs evident, with modern gypsum



197 + 16/06/2022 Not attributed

Evidence of water ingress



198 + 16/06/2022 Not attributed

Water stains



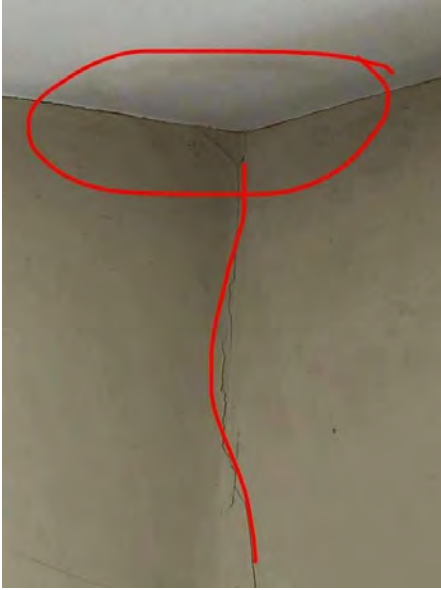
199 + 16/06/2022 Not attributed

Water stains and cracking



200 + 16/06/2022 Not attributed

Water stains and cracking



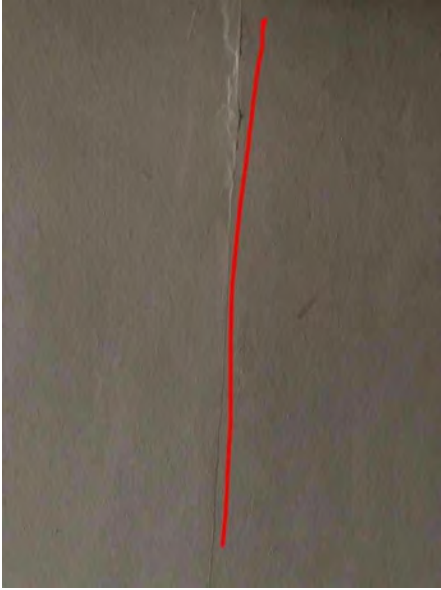
201 + 16/06/2022 Not attributed

Hairline crack

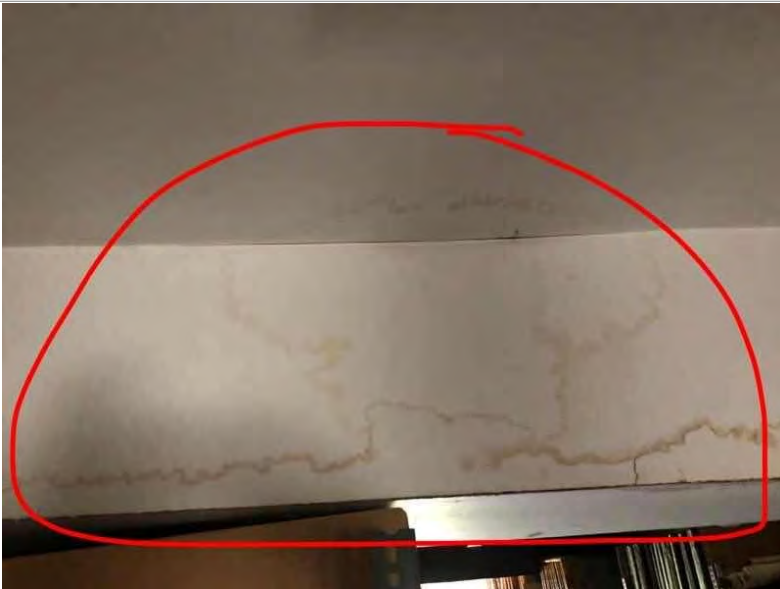


202 16/06/2022 Not attributed

Hairline crack through ceiling



203 16/06/2022 Not attributed



204 + 16/06/2022 Not attributed

Cracking through ceiling, delaminating needs attention



205 + 16/06/2022 Not attributed

Crack in ceiling, water stains



206 16/06/2022 Not attributed

Evidence of water ingress, ceiling failing at junction with wall. Requires attention



207 16/06/2022 Not attributed

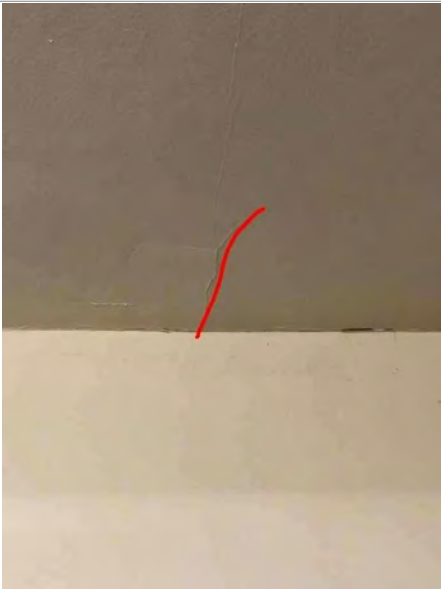


208 + 16/06/2022 Not attributed

Small hole in ceiling



209 + 16/06/2022 Not attributed

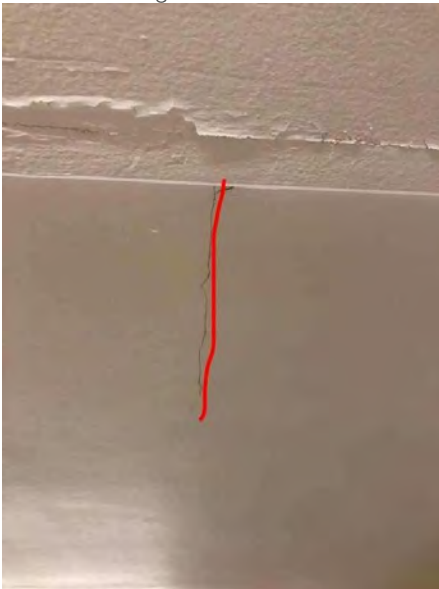


210 + 16/06/2022 Not attributed

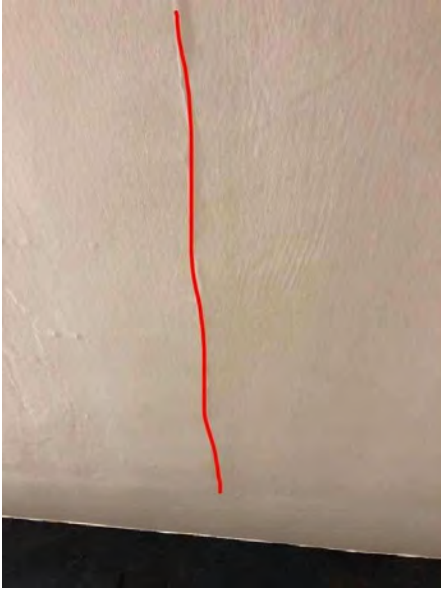


211 + 16/06/2022 Not attributed

Crack in ceiling



212 + 16/06/2022 Not attributed



213 + 16/06/2022 Not attributed

Water stains



214 + 16/06/2022 Not attributed

Crack to ceiling

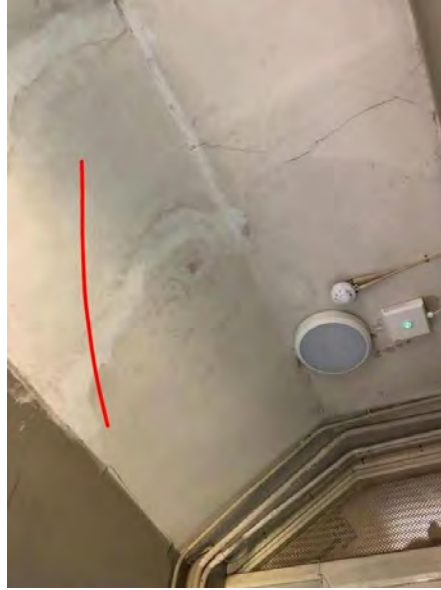


215 + 16/06/2022 Not attributed

Minor crack to ceiling line at joint with beam



216 11/07/2022 Not attributed  
Significant cracking at risk of failure



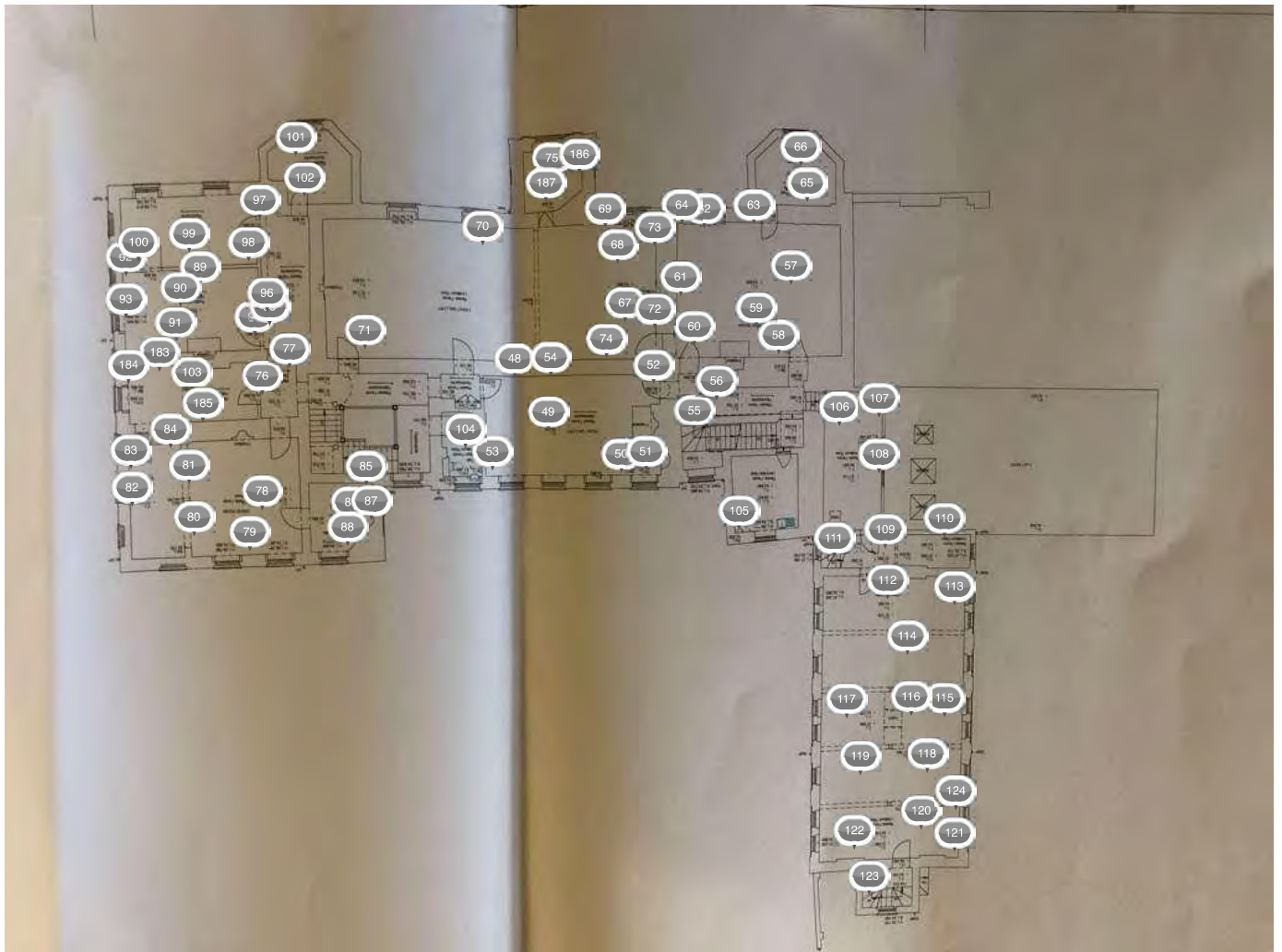
217 11/07/2022 Not attributed



218 11/07/2022 Not attributed

Evidence of previous repairs





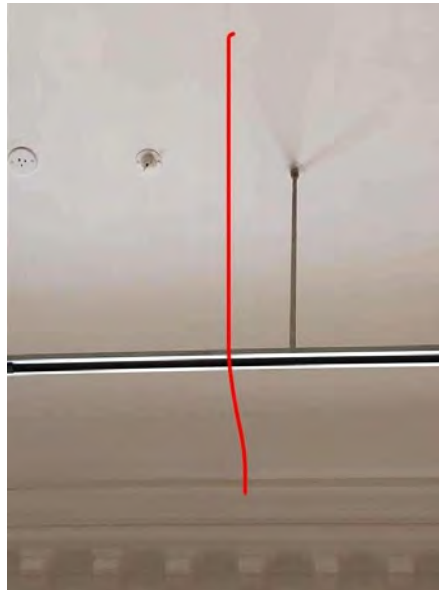
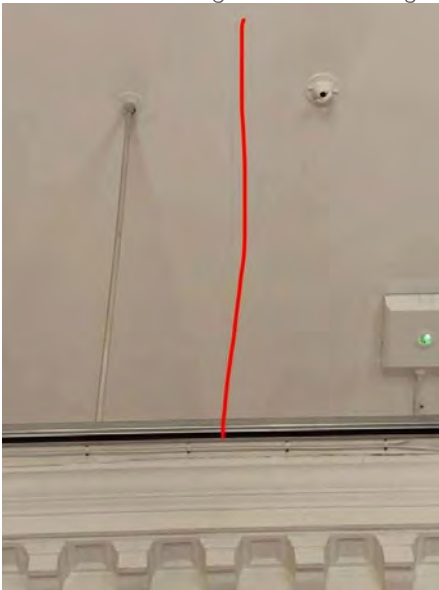
## Plaster

48 06/06/2022 Not attributed  
Minor crack through cornice

Ceiling height 4.5

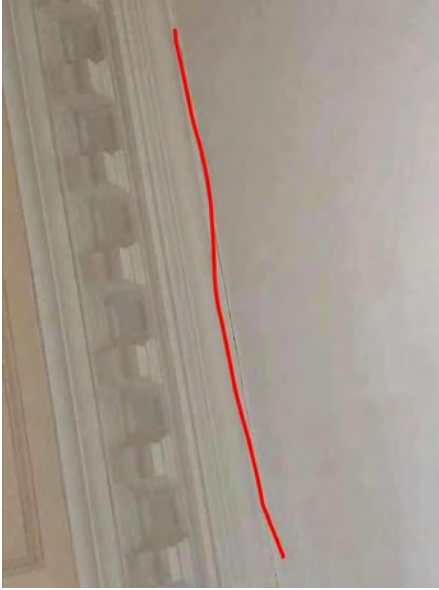


49 06/06/2022 Not attributed  
Hairline crack through centre of ceiling



50 + 06/06/2022 Not attributed

Cracking to cornice joint with ceiling



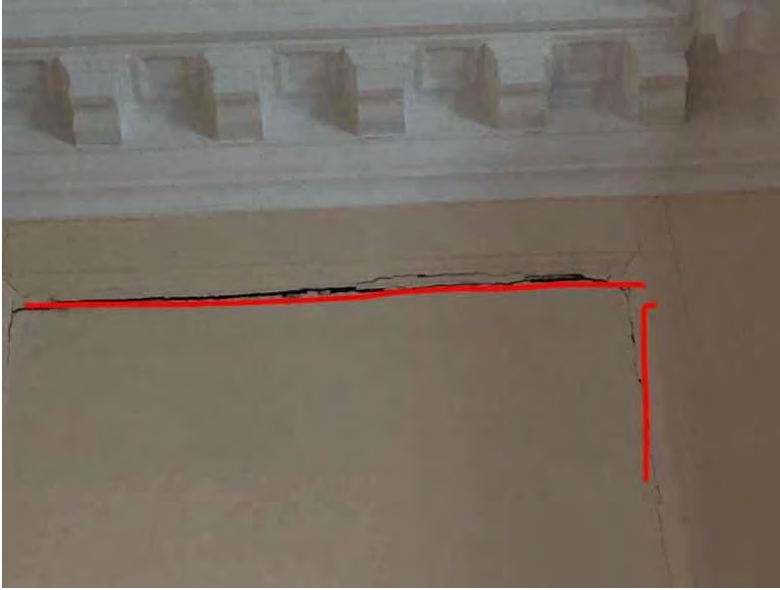
51 + 06/06/2022 Not attributed

Deep cracking in panels where it abuts timber



52 06/06/2022 Not attributed

Deep cracking in panels where it abuts timber



53 06/06/2022 Not attributed

Cracking to cornice joint with ceiling



54 06/06/2022 Not attributed

Cracking to cornice joint with ceiling



55 06/06/2022 Not attributed

Evidence of repair carried out using modern gypsum plaster



56 + 06/06/2022 Not attributed

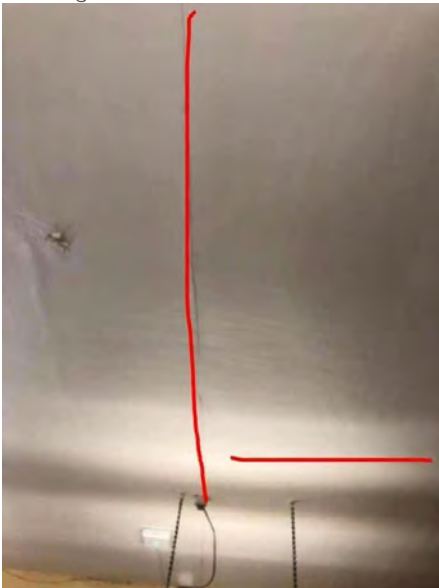
Crack through ceiling



57 + 06/06/2022 Not attributed

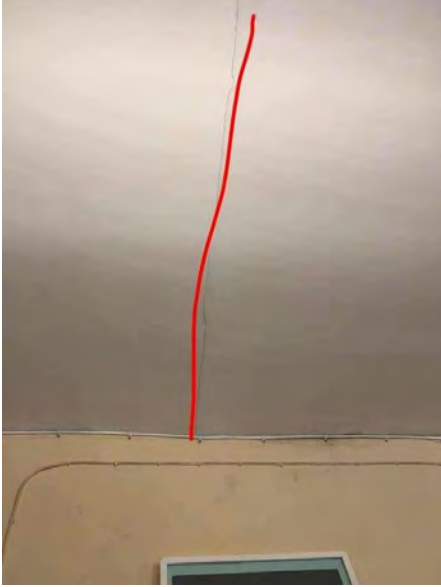
Crack through ceiling could be plaster board

3.2m high



58 + 06/06/2022 Not attributed

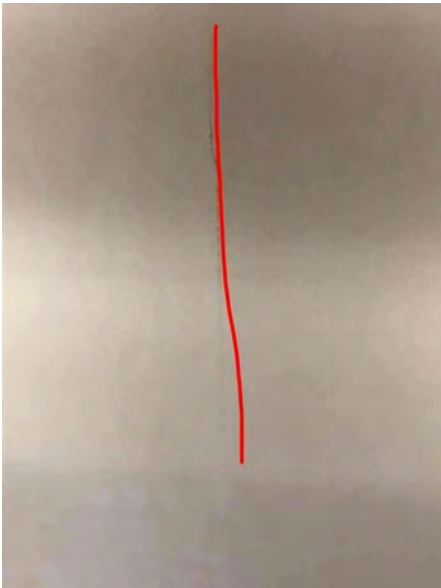
Crack through ceiling could be plaster board



59 + 06/06/2022 Not attributed

Crack through ceiling could be plaster board

Evidence of water stains



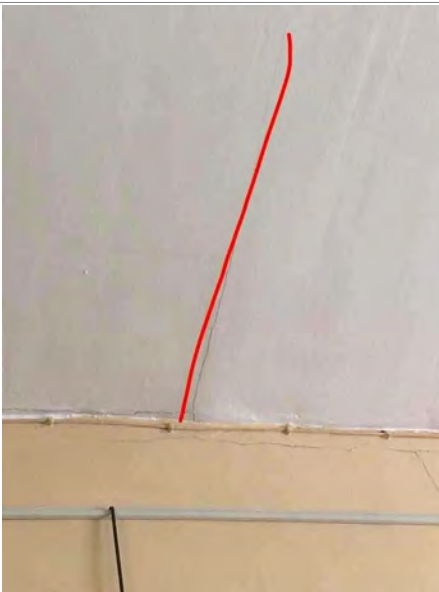
60 + 06/06/2022 Not attributed

Crack through ceiling could be plaster board

Evidence of water stains



61 + 06/06/2022 Not attributed



62 + 06/06/2022 Not attributed



63 + 06/06/2022 Not attributed

Crack through ceiling could be plaster board

Evidence of water stains



64 06/06/2022 Not attributed

Crack to joint of wall



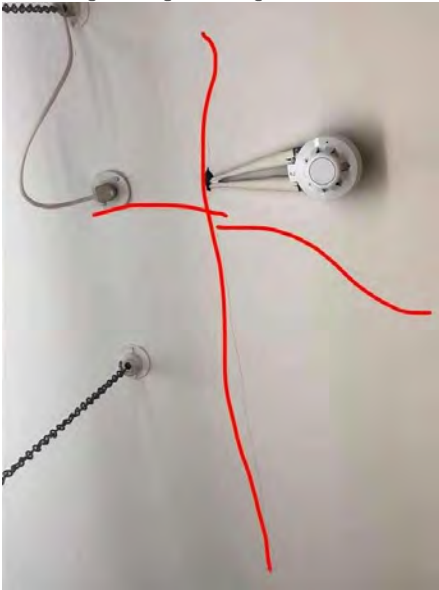
65 06/06/2022 Not attributed

Cracking through ceiling and down the wall



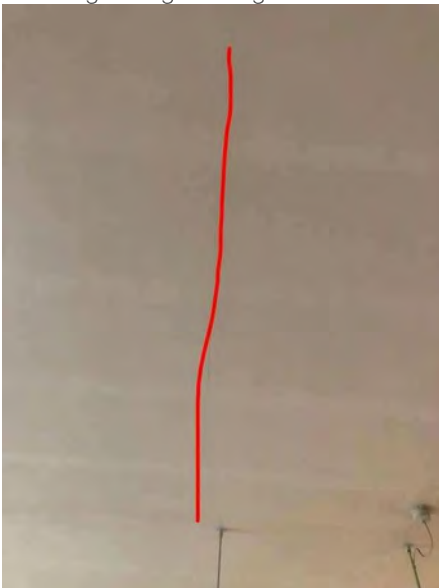
66 + 06/06/2022 Not attributed

Cracking through ceiling



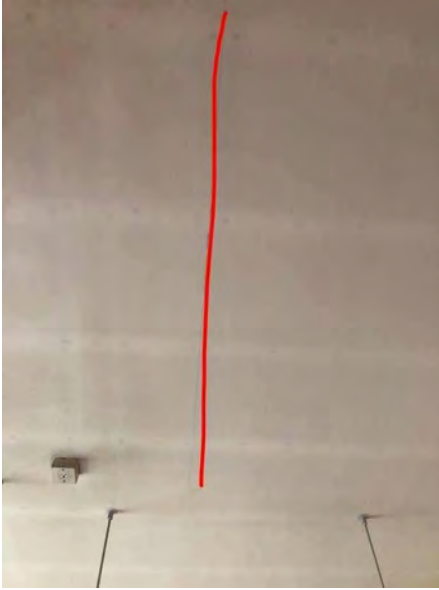
67 + 06/06/2022 Not attributed

Cracking through ceiling



68 06/06/2022 Not attributed

Cracking through ceiling



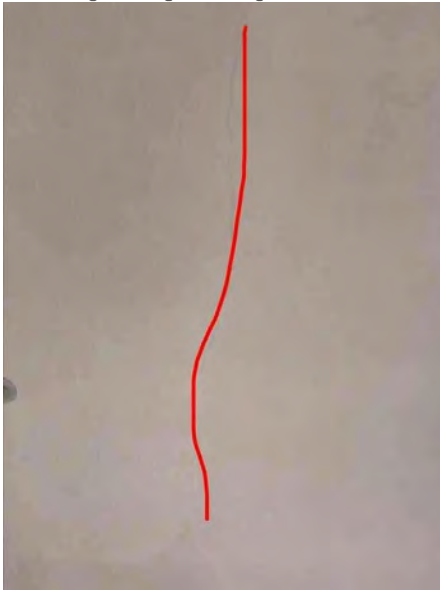
69 06/06/2022 Not attributed

Evidence of water stains and previous repair



70 06/06/2022 Not attributed

Cracking through ceiling



71 06/06/2022 Not attributed

Evidence of cracking through ceiling



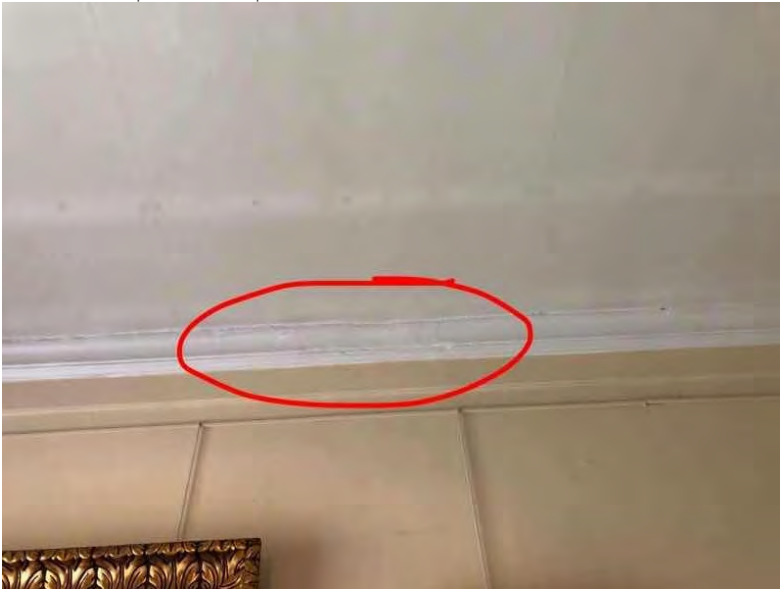
72 + 06/06/2022 Not attributed

Cracking through cornice and at joint with ceiling



73 + 06/06/2022 Not attributed

Evidence of previous repair



74 06/06/2022 Not attributed

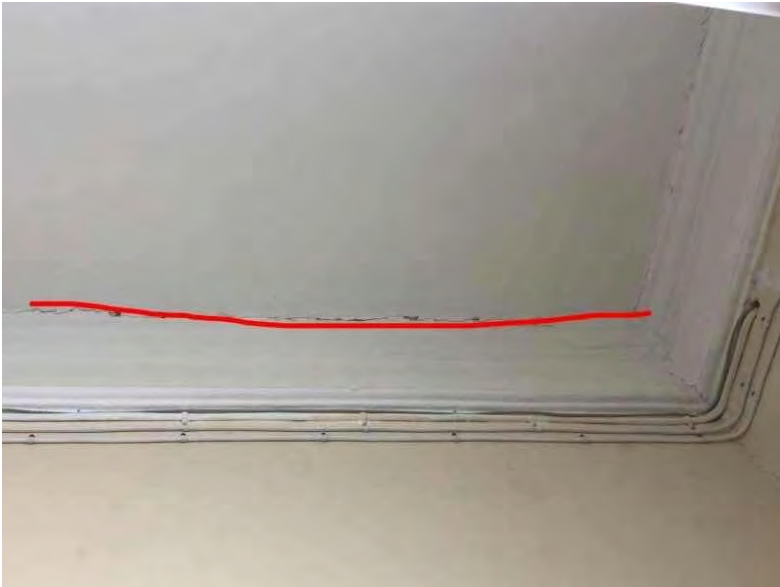
Evidence of previous repair



75 06/06/2022 Not attributed



76 + 06/06/2022 Not attributed



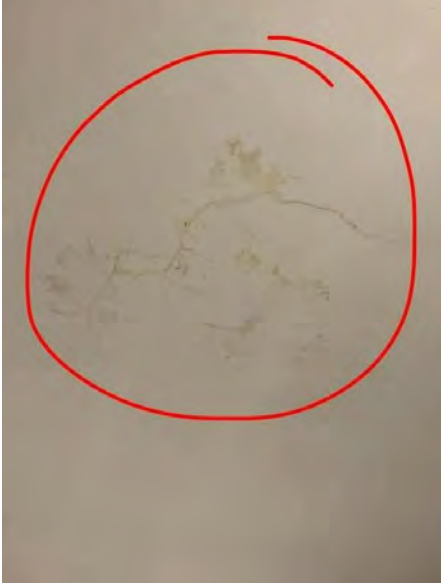
77 + 06/06/2022 Not attributed

Evidence of cracking, some damage to walls where services penetrate



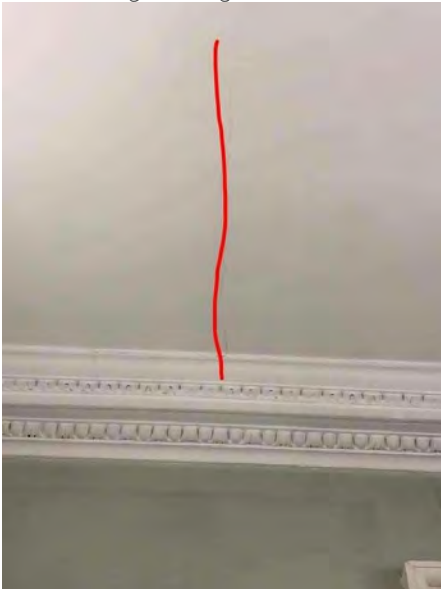
78 06/06/2022 Not attributed

Evidence of water penetration and cracking



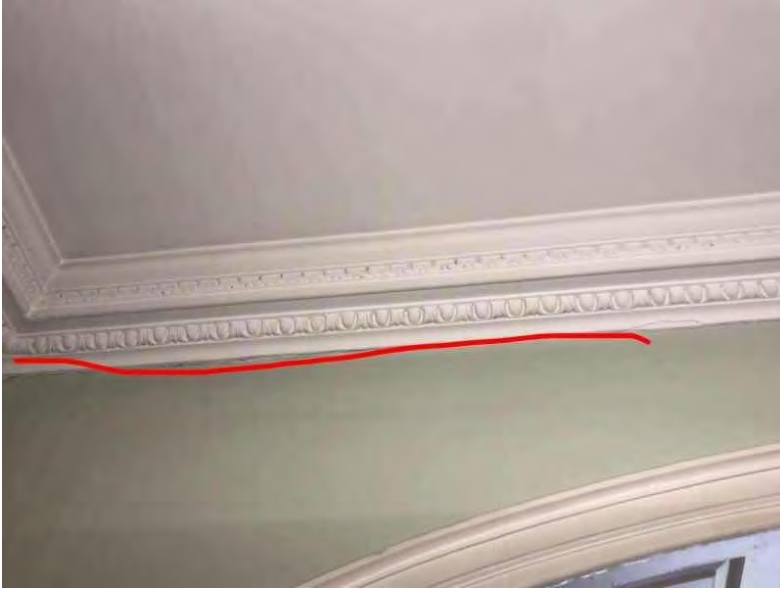
79 06/06/2022 Not attributed

Crack through ceiling



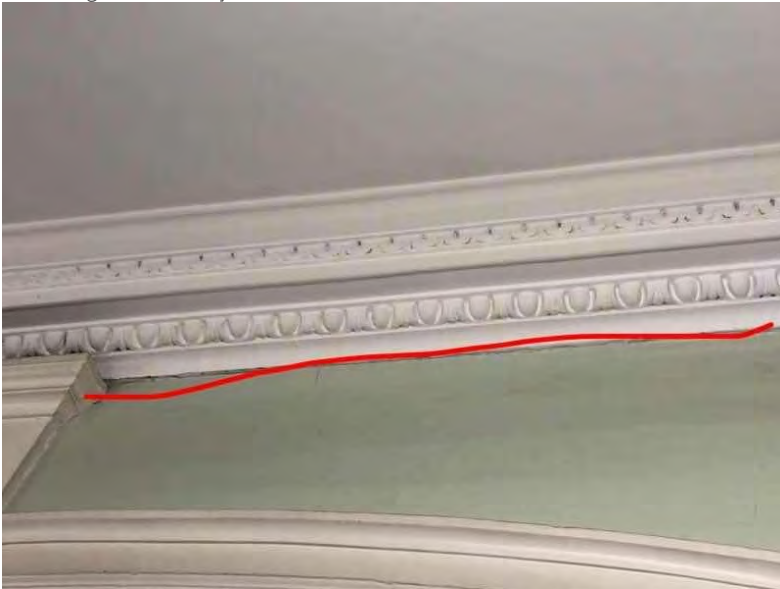
80 06/06/2022 Not attributed

Cracking at cornice joint with wall



81 06/06/2022 Not attributed

Cracking at cornice joint with wall



82 06/06/2022 Not attributed

Evidence of cracking and water stains



83 06/06/2022 Not attributed

Cracking through ceiling and cornice



84 06/06/2022 Not attributed

Evidence of water stains and crack through cornice



85 06/06/2022 Not attributed

Significant water damage to cornice, cracking to cornice



86 06/06/2022 Not attributed

Cracking through ceiling evidence of previous repair



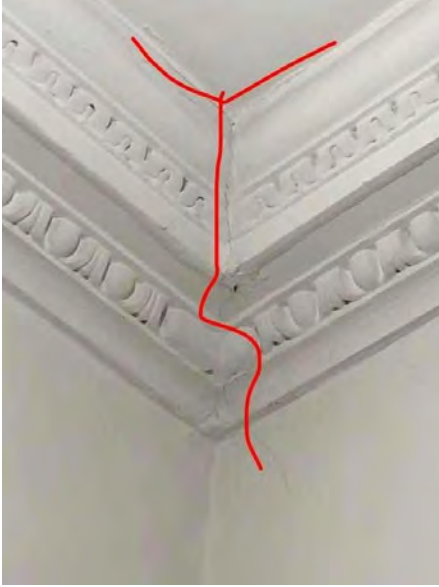
87 06/06/2022 Not attributed

Cracking through cornice



88 + 06/06/2022 Not attributed

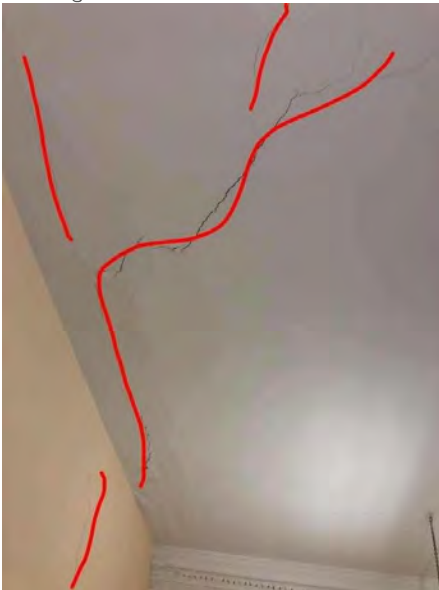
Cracking through cornice, evidence of previous repair



89 + 06/06/2022 Not attributed

Significant and deep cracking to ceiling and partition wall

In danger of failure



90 + 06/06/2022 Not attributed



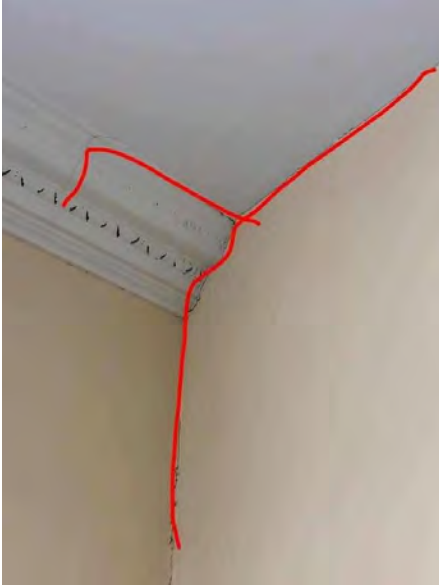
91 + 06/06/2022 Not attributed

Cracking through entire ceiling would benefit from resecure



92 06/06/2022 Not attributed

Cracking through cornice, cracking at ceiling and wall joints



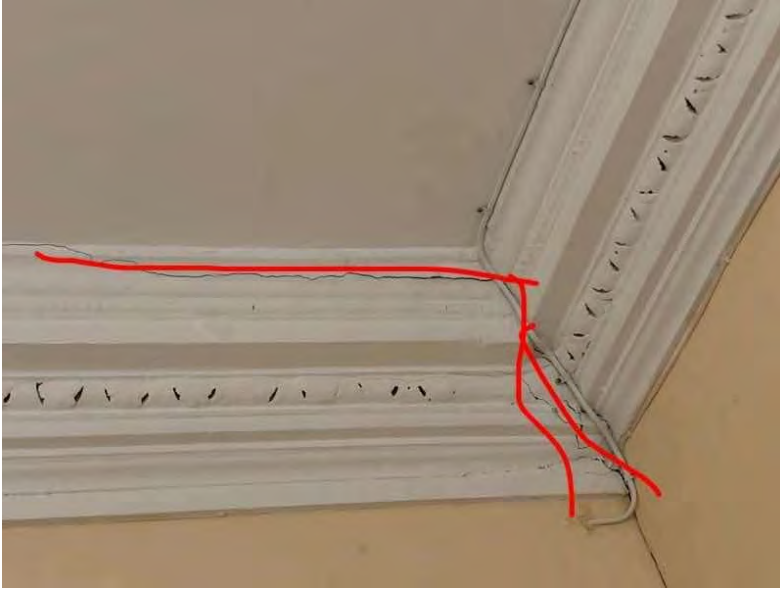
93 06/06/2022 Not attributed

Cracking through cornice and ceiling joint



94 06/06/2022 Not attributed

Cracking through cornice



95 06/06/2022 Not attributed

Cracking around downstand, deflection in downstand



96 + 06/06/2022 Not attributed

Significant cracking to lath and plaster walls



97 + 06/06/2022 Not attributed

Cracking around downstand



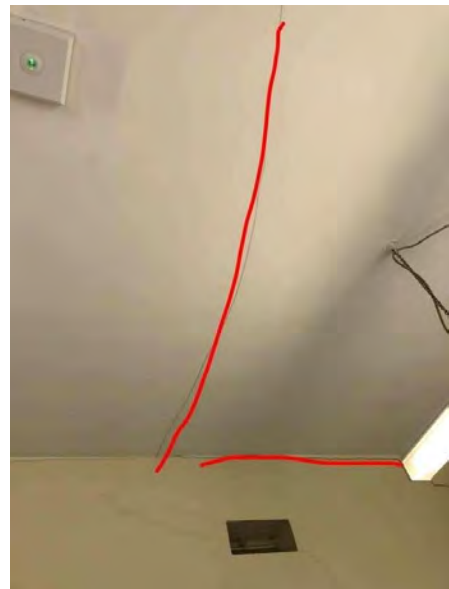
98 06/06/2022 Not attributed

Deep Cracking at ceiling line, significant cracking to wall



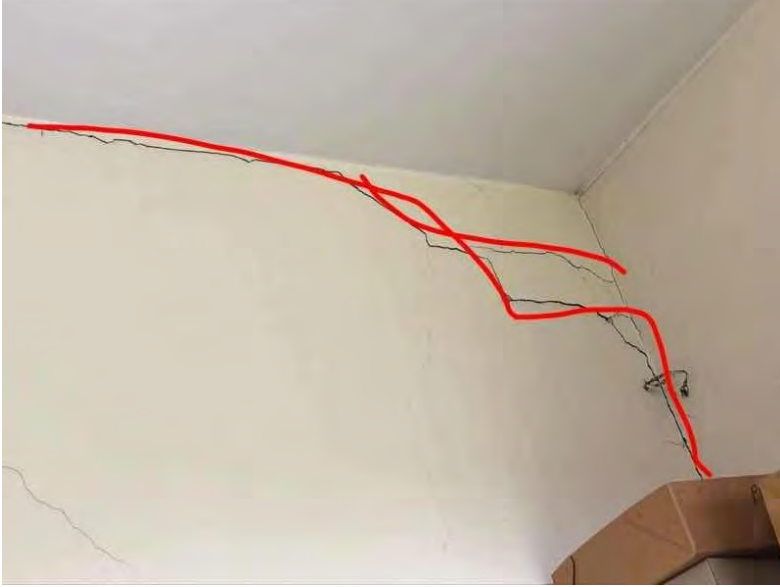
99 06/06/2022 Not attributed

Cracking through ceiling, cracking at ceiling line, finish coat delaminating

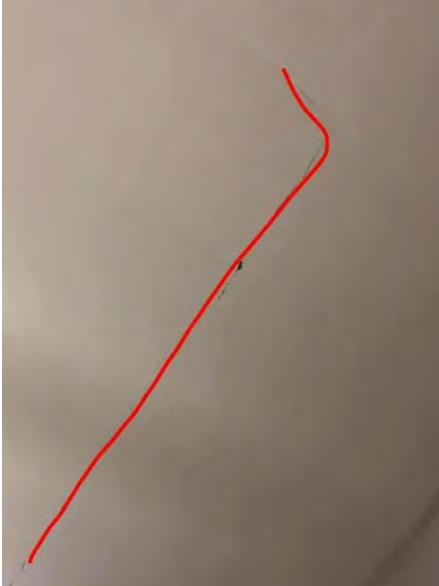


100 06/06/2022 Not attributed

Significant cracking at ceiling line, significant cracking through wall. Structural engineer should be engaged



101 06/06/2022 Not attributed



102 + 06/06/2022 Not attributed

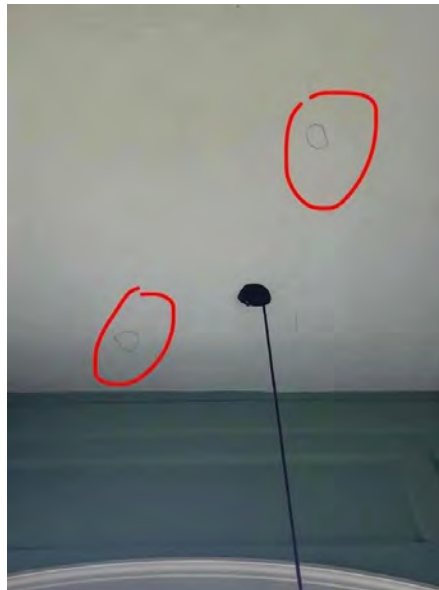
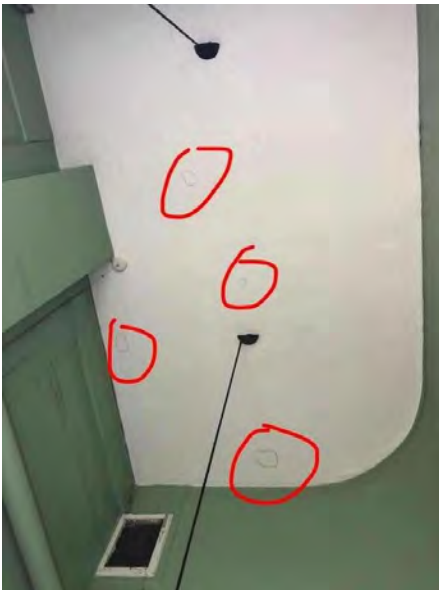
Hairline cracking, water stains



103 + 06/06/2022 Not attributed

104 + 06/06/2022 Not attributed

Some water stains



105 + 06/06/2022 Not attributed

Minor cracking some water stains



106 + 06/06/2022 Not attributed

Cracking through ceiling



107 06/06/2022 Not attributed

Cracking through ceiling and some water stains.

Ceiling could be plasterboard



108 06/06/2022 Not attributed

Water stains



109 06/06/2022 Not attributed

Cracking through ceiling



110 06/06/2022 Not attributed

Cracking through ceiling and along ceiling line



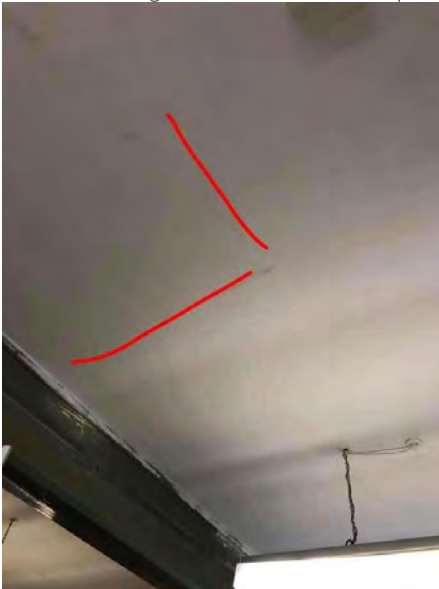
111 06/06/2022 Not attributed

Cracking to ceiling in underside of stairs in cup



112 06/06/2022 Not attributed

Minor cracking evidence of recent repairs



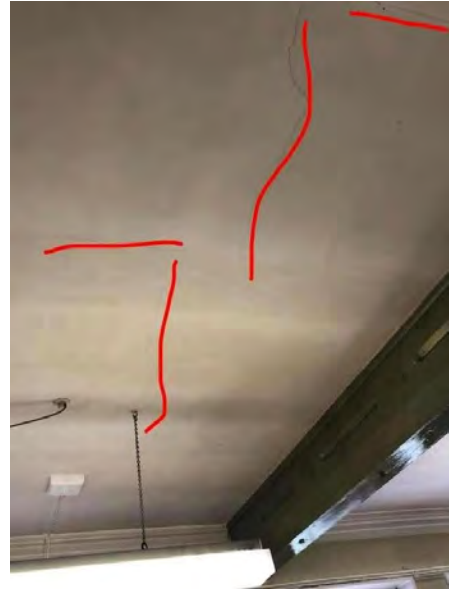
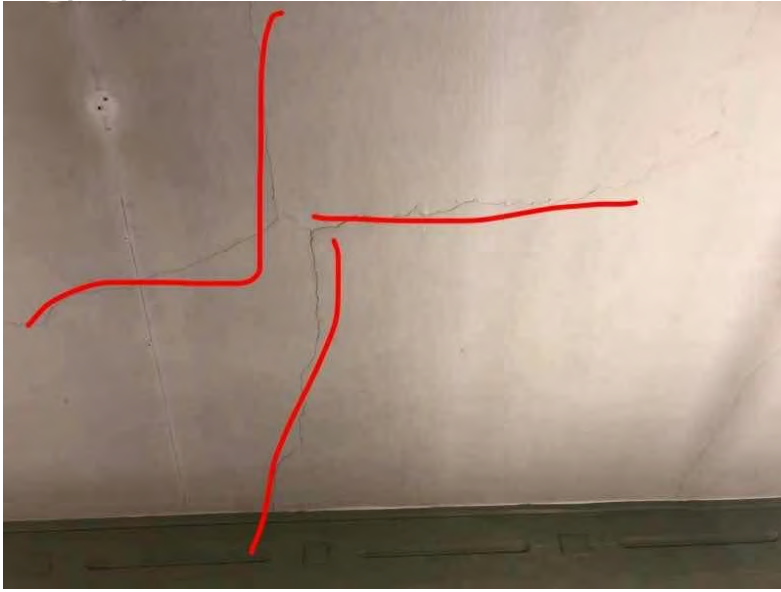
113 06/06/2022 Not attributed

Hairline crack evidence of recent repairs



114 06/06/2022 Not attributed  
Considerable cracking in this area

Ceiling height 3.2

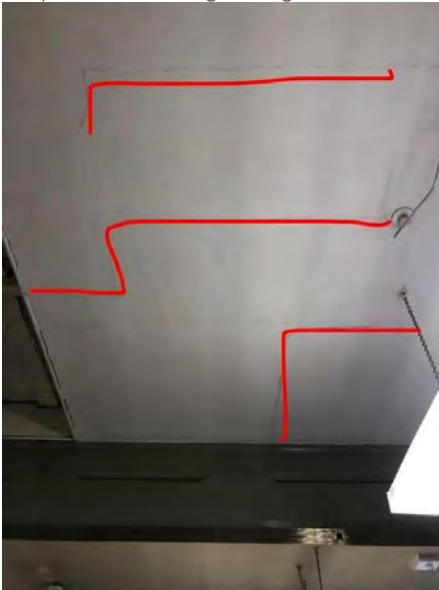


115 06/06/2022 Not attributed  
Considerable cracking in this area



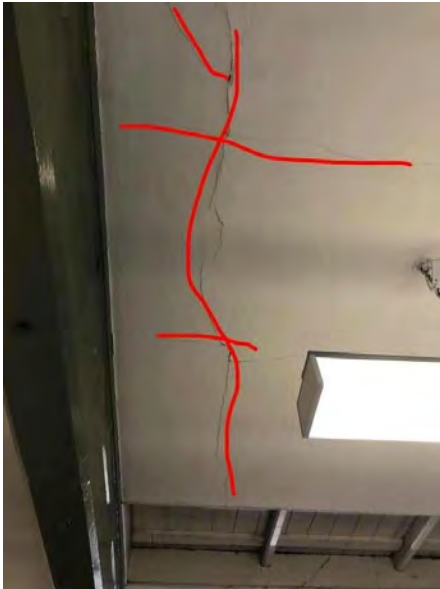
116 06/06/2022 Not attributed  
Considerable cracking in this area

Requires resealing throughout this room

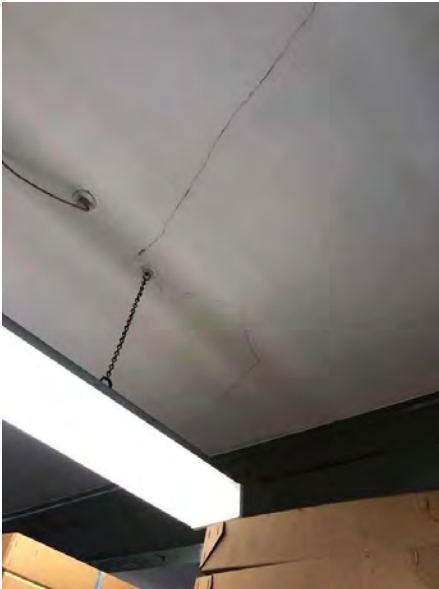


117 06/06/2022 Not attributed

Considerable and significant cracking in this area

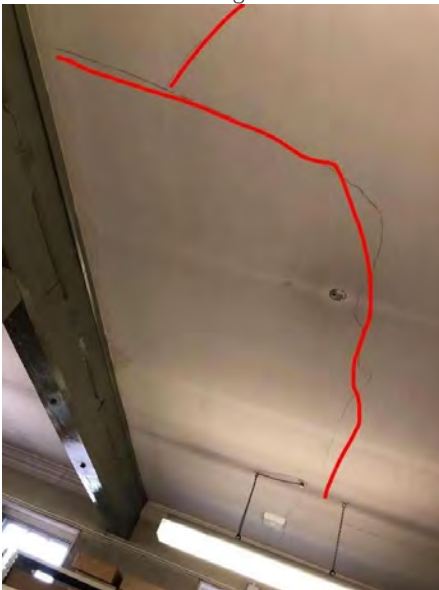


118 + 06/06/2022 Not attributed

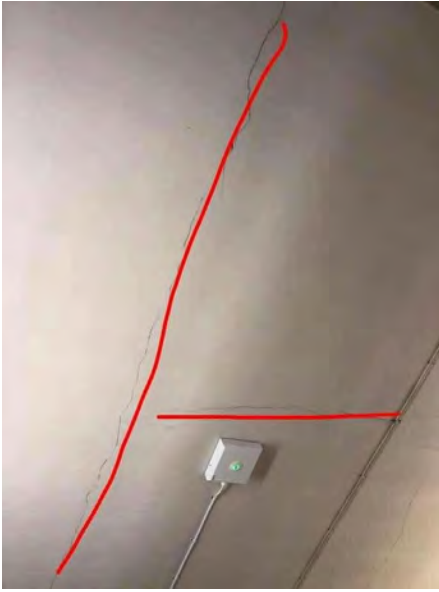


119 + 06/06/2022 Not attributed

Considerable cracking in this area



120 06/06/2022 Not attributed  
Considerable cracking in this area

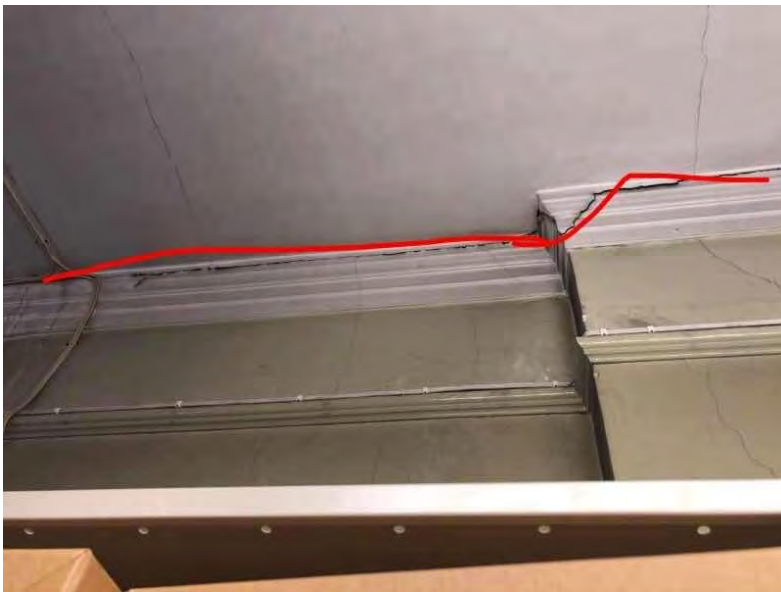
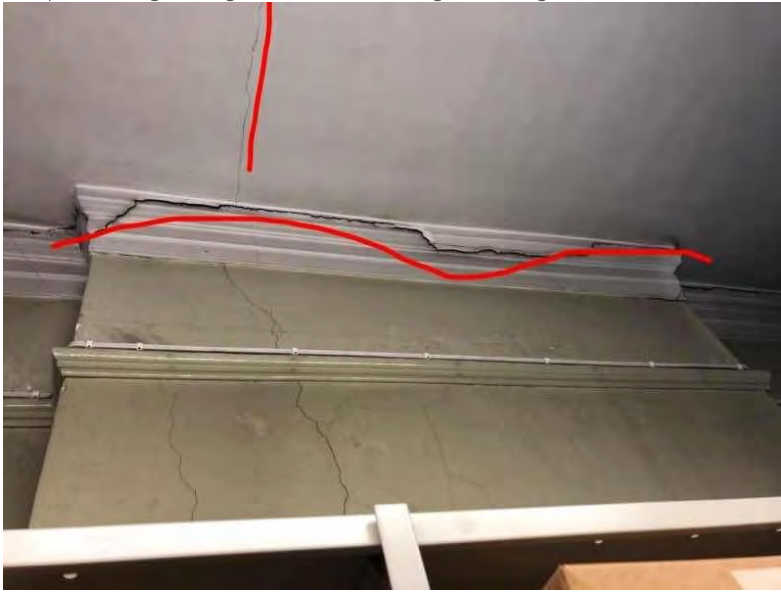


121 06/06/2022 Not attributed  
Cracking at cornice joint



122 06/06/2022 Not attributed

Deep cracking through cornice, cracking at ceiling line



123 + 06/06/2022 Not attributed

Water damage, concrete soffit



124 + 06/06/2022 Not attributed

Cracking through cornice



183 + 16/06/2022 Not attributed

Cracking through ceiling



184 + 16/06/2022 Not attributed

Cracking along ceiling line



185 + 16/06/2022 Not attributed  
Crack through cornice and ceiling



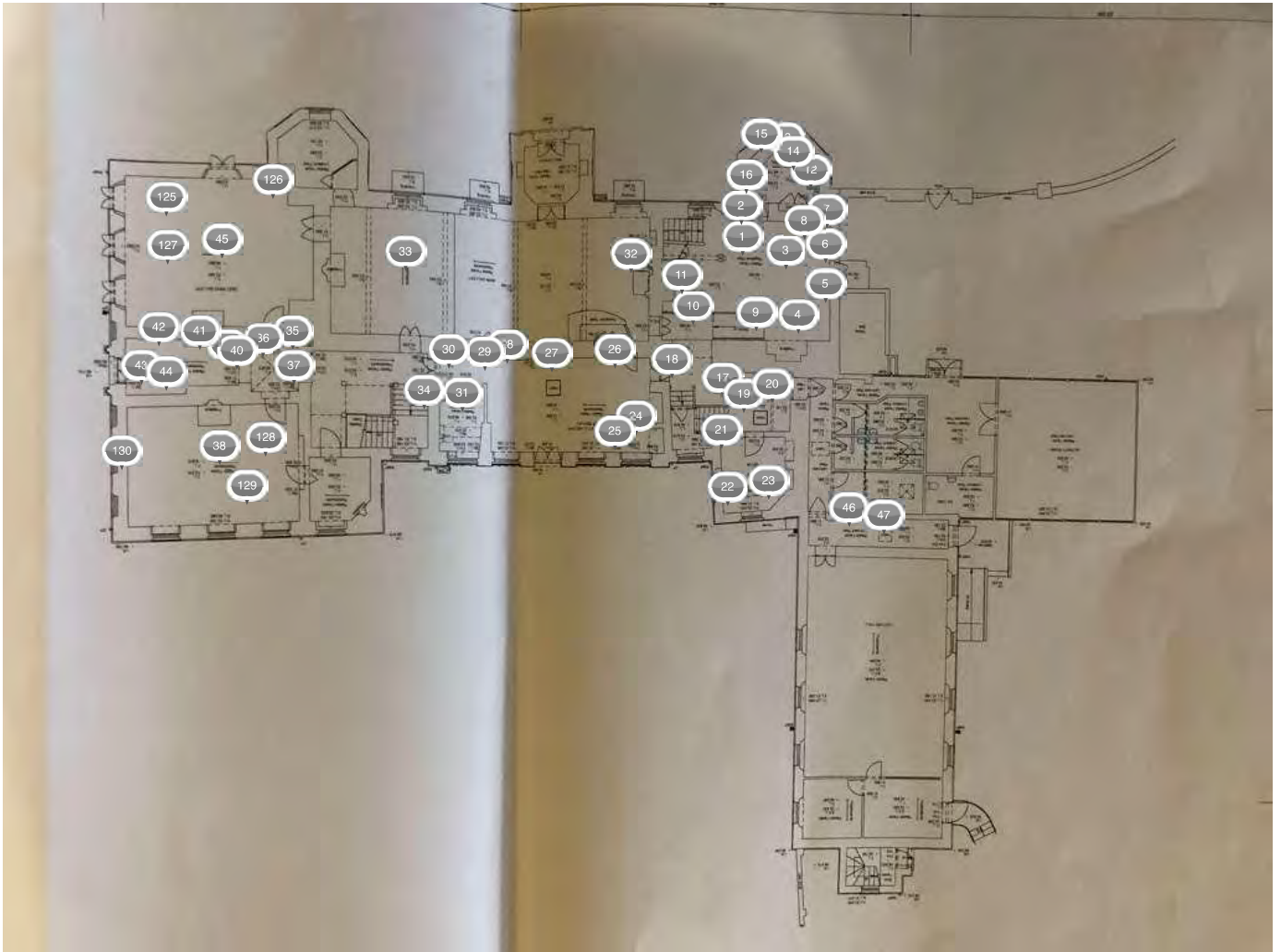
186 + 16/06/2022 Not attributed



187 16/06/2022 Not attributed

Minor crack in ceiling





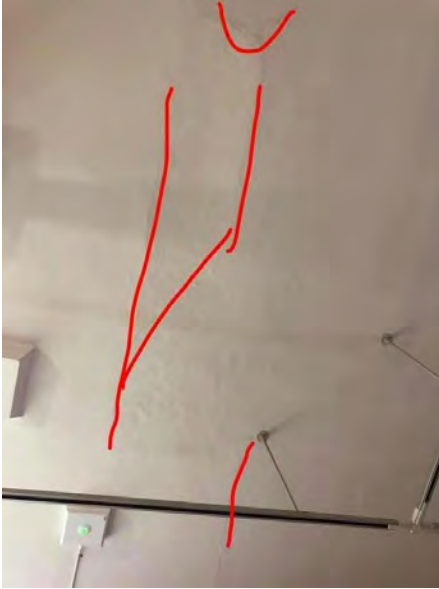
## Plaster

1 06/06/2022 Not attributed

Evidence of significant cracking to ceiling, delaminating.

Requires patch repair at minimum

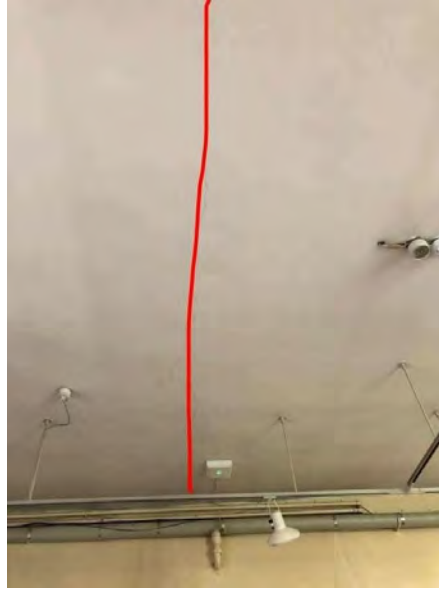
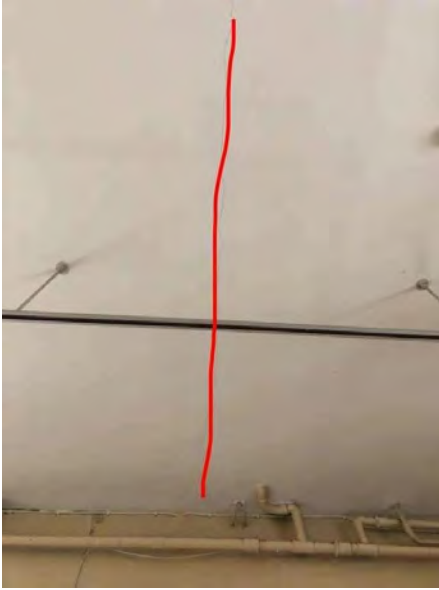
Ceiling height 3.6



2 06/06/2022 Not attributed



3 + 06/06/2022 Not attributed



4 + 06/06/2022 Not attributed

Renew area of ceiling very poor condition, significant movement



5 + 06/06/2022 Not attributed



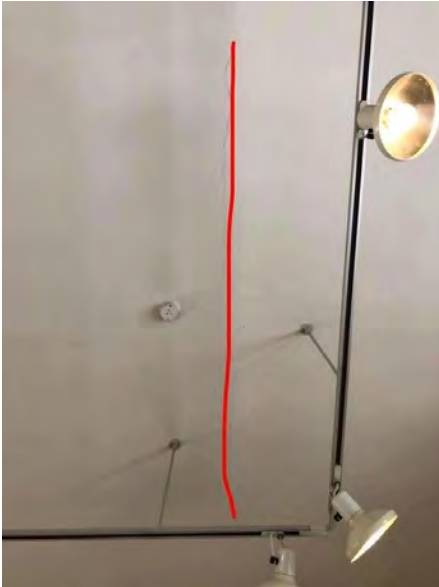
6 + 06/06/2022 Not attributed



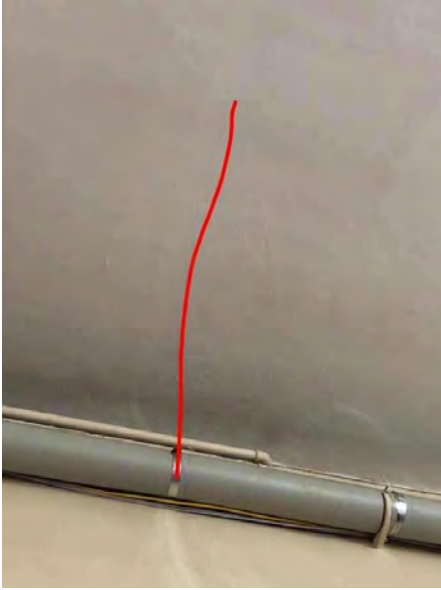
7 + 06/06/2022 Not attributed



8 + 06/06/2022 Not attributed



9 + 06/06/2022 Not attributed



10 + 06/06/2022 Not attributed

Evidence of water penetration, cracking and previous repair. Ceiling delaminating. Take down affected area and patch repair.



11 + 06/06/2022 Not attributed



12 + 06/06/2022 Not attributed

Significant cracking, re secure

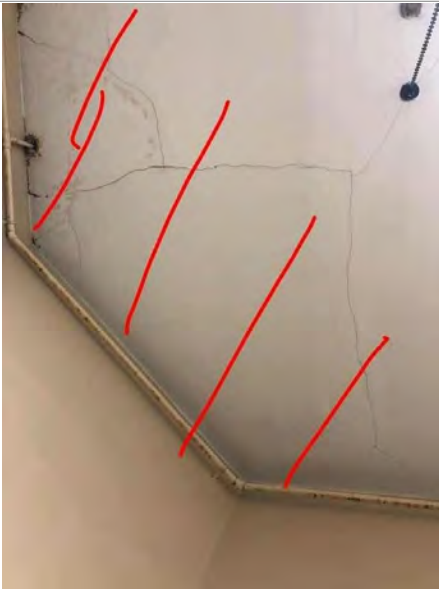


13 06/06/2022 Not attributed

Significant cracking, movement evident, patch repair and re secure



14 06/06/2022 Not attributed



15 06/06/2022 Not attributed

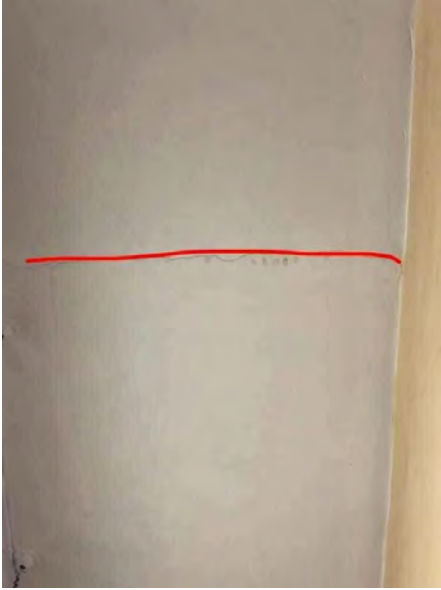


16 06/06/2022 Not attributed

Significant cracking, resecure, rake out cracks and repair.



17 + 06/06/2022 Not attributed



18 + 06/06/2022 Not attributed



19 06/06/2022 Not attributed

Evidence of water penetration, crack along where timber meets plaster



20 06/06/2022 Not attributed



21 + 06/06/2022 Not attributed

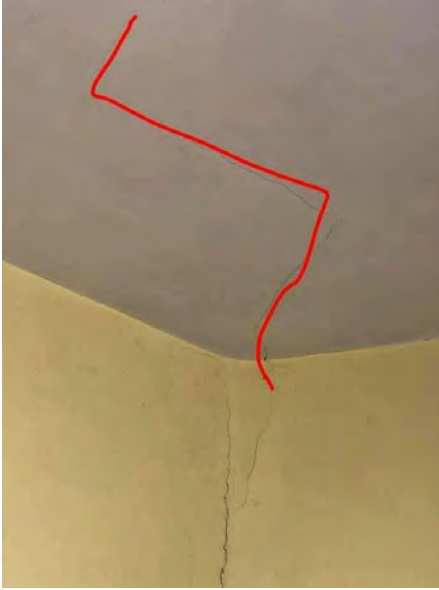


22 + 06/06/2022 Not attributed



23 + 06/06/2022 Not attributed

Cracking



24 + 06/06/2022 Not attributed

Significant cracking requires rescuing



25 06/06/2022 Not attributed

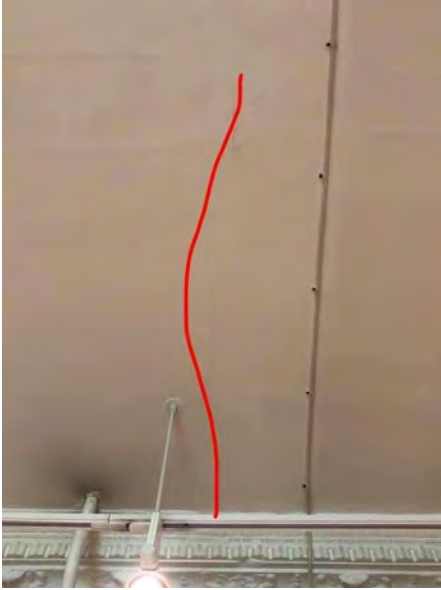
Cracking at cornice joint



26 06/06/2022 Not attributed



27 + 06/06/2022 Not attributed



28 + 06/06/2022 Not attributed



29 + 06/06/2022 Not attributed



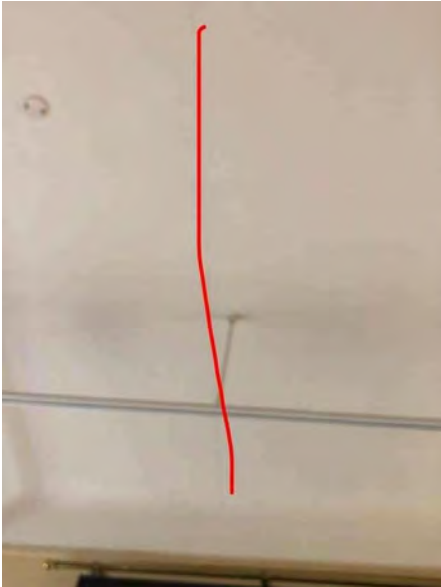
30 + 06/06/2022 Not attributed



31 + 06/06/2022 Not attributed



32 + 06/06/2022 Not attributed



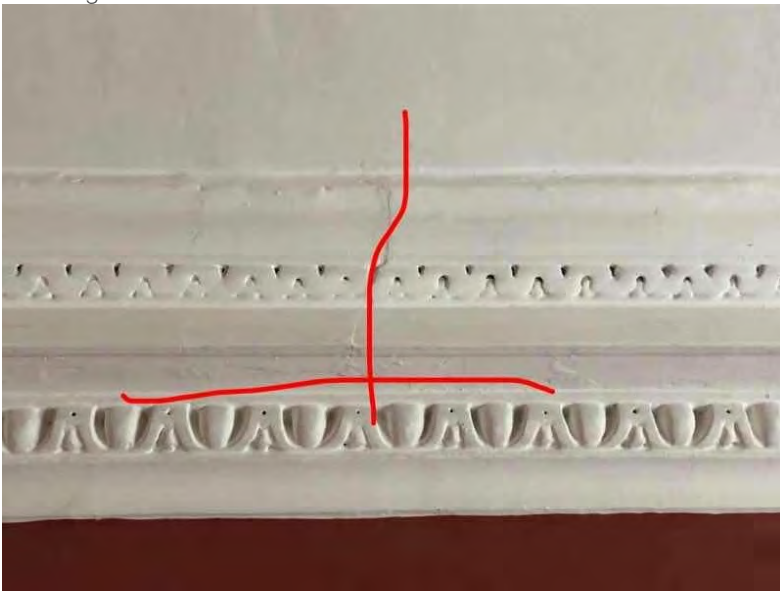
33 06/06/2022 Not attributed

Hairline crack



34 06/06/2022 Not attributed

Cracking to cornice



35 06/06/2022 Not attributed

Small area cracked and blown

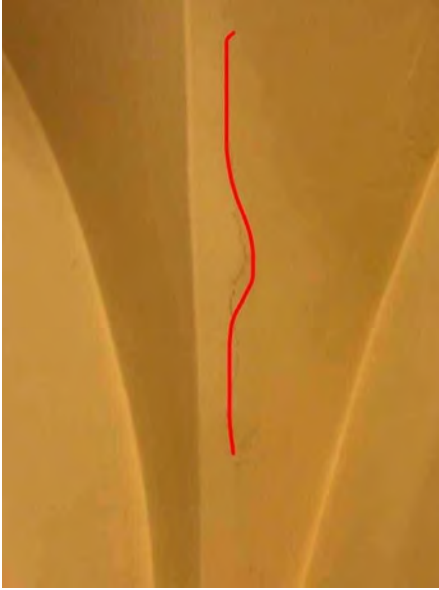


36 06/06/2022 Not attributed

Crack

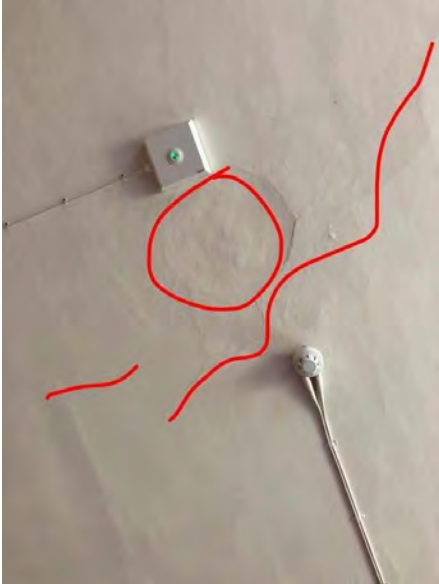


37 + 06/06/2022 Not attributed

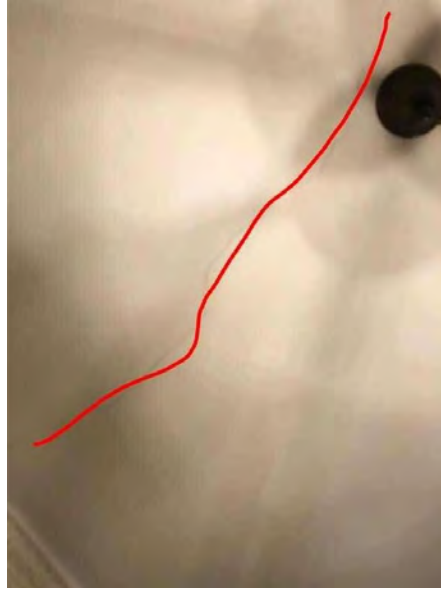


38 + 06/06/2022 Not attributed

Cracking in ceiling, ceiling Centre previously removed



39 06/06/2022 Not attributed

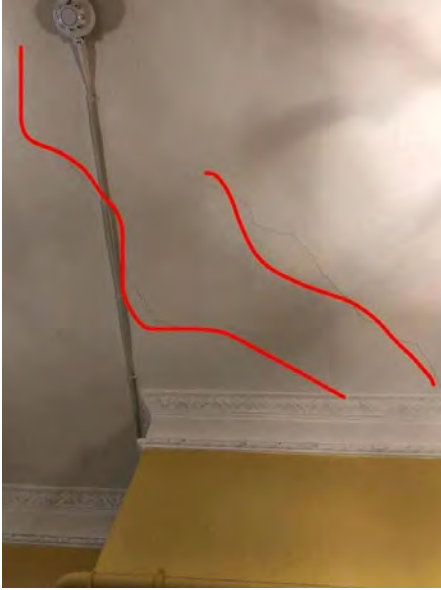


40 06/06/2022 Not attributed

Cracking through ceiling and cornice



41 + 06/06/2022 Not attributed



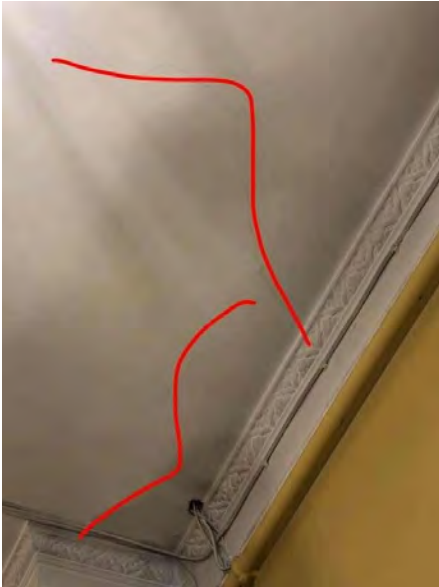
42 + 06/06/2022 Not attributed



43 + 06/06/2022 Not attributed



44 + 06/06/2022 Not attributed



45 06/06/2022 Not attributed

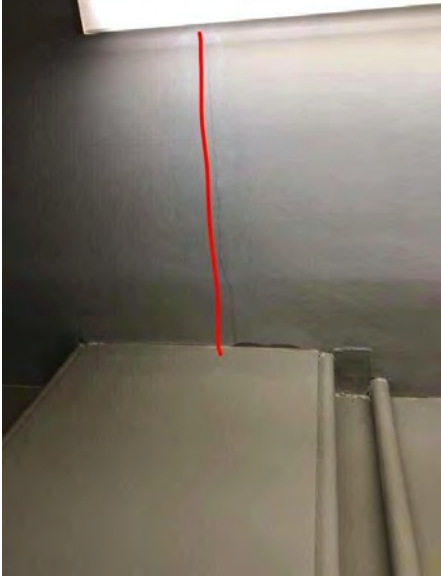
Severe cracking through centre of ceiling requires urgent attention. Significant movement and deflection. Ceiling in danger of failure.

Ceiling height 3.5



46 06/06/2022 Not attributed

Minor crack



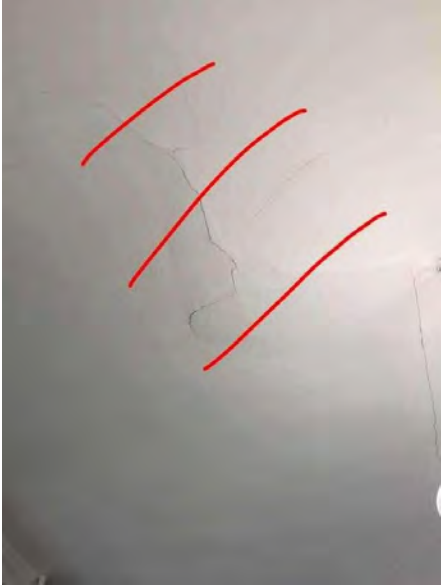
47 06/06/2022 Not attributed

Minor cracking



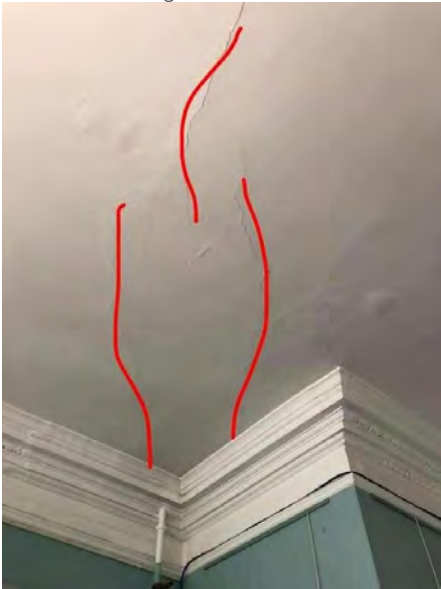
125 08/06/2022 Not attributed

Ceiling severely cracked and delaminating in danger of failure



126 08/06/2022 Not attributed

Severe cracking



127 + 08/06/2022 Not attributed

Severe cracking through ceiling requires urgent attention. Significant movement and deflection. Ceiling in danger of failure.



128 + 08/06/2022 Not attributed

Cracking through ceiling



129 08/06/2022 Not attributed



130 08/06/2022 Not attributed

Cracking to ceiling, cracking through cornice, evidence of water stains.

