

Haringey Council

Schedule of Condition

Hornsey Library, Haringey Park, London, N8 9JA

9 May 2023



11 Riverside Building
Trinity Buoy Wharf
64 Orchard Place
London E14 0FP

t: 020 7538 4646

e: info@ig9.co.uk
w: www.ig9.co.uk

Contents

1.0 Introduction

1.1 Instruction

1.2 Name and Address of Client

1.3 Survey Team

1.4 Date of Inspection

1.5 Weather Conditions

1.6 Description of the Site

1.7 Site Location Plan

1.8 Limitations and Assumptions

1.9 Summary of Proposed Works

1.0 INTRODUCTION

1.1 Instruction

ig9 Limited were instructed by Haringey Council to undertake a condition survey of Hornsey Library to assist with the submission of a Listed Building application for the proposed refurbishment of the public realm areas.

1.2 Name and Address of Client

Haringey Council
River Park House
London
N22 8HQ

1.3 Survey Team

The survey was undertaken by Julian Bunting BSc (Hons) MRICS of ig9 Limited.

1.4 Date of Inspection

The survey of the site was undertaken on Friday 14 April 2023.

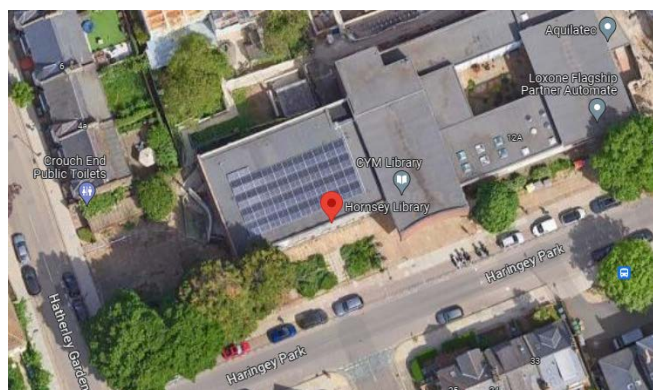
1.5 Weather Conditions

At the time of the survey, the weather conditions were dry but overcast.

1.6 Description of the Site

Hornsey library comprises a Grade 2 listed building with associated public realm areas, including a number of mature trees, a disused fountain, public WC facilities and paved areas. The full address of the site is Hornsey Library, Haringey Park, London, N8 9JA.

1.7 Site Location Plan



1.8 Limitations and Assumptions

At the time of our inspection, the building was fully occupied however the public realm areas were readily accessible.

The site and the external elements of both buildings were visually inspected from the ground floor level only.

Underground drainage and plumbing comments relate to accessible components and the use of specialist CCTV survey processes were not undertaken at this stage of the inspection.

No access was made to the adjoining site or buildings.

We have drawn a reasonable conclusion as to the likely extent of defects in construction from our knowledge of similar properties of this type. However, there always remains a risk that defects may become apparent or construction may differ from our initial assessment as a result of any further stripping out works and a more detailed examination being undertaken.

1.9 Summary of Proposed Work

The works comprise the refurbishment of the public realm areas, including the following:

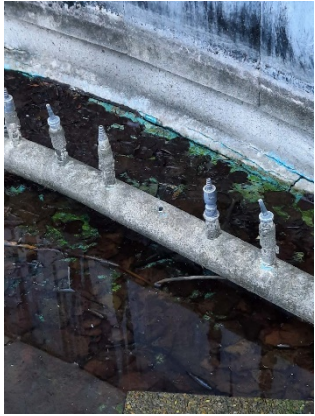
- Removal of damaged concrete paving slabs to the LHS of the site and lifting and retention of remaining good condition slabs
- Removal of existing damaged concrete paving slabs to the front of the site around the main entrance and re-laying previously retained slabs
- Removal of existing mature trees and replacement with new smaller trees [completed]
- Refurbishment of the existing fountain structure and decorative wall
- Replacement of defective cobbled areas to front of site

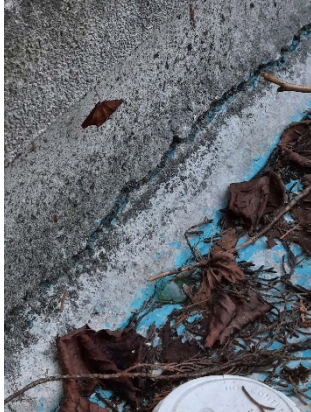
Item	Description	Condition	Photograph
1	Library Building.	General view of front elevation.	
2	Public realm area looking from the corner of Hatherley Gardens and Haringey Park.	Existing footpaths will not form part of the works save for boundary treatment between the two demises.	
3	Public realm area looking along Hatherley Gardens from Haringey Park.	Boundary treatment required at junction between two sites – potentially new pin edge kerb to be installed.	

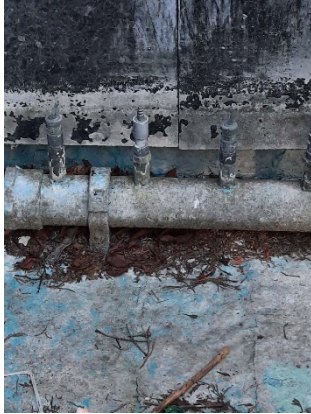
Item	Description	Condition	Photograph
4	Public realm area.	Areas of existing paving have been lifted and retained for re-laying at a later date. Areas of non-listed paving still in-situ awaiting removal.	
5	Public realm area.	Area of cleared vegetation – previously removed (to be retained) concrete slabs neatly stacked to side.	
6	Existing fountain and decorative wall to LHS flank elevation of library building.	Fountain has fallen into disrepair and requires work to refurbish, including new lining / pumps / pipework and remedial works to the decorative wall.	

Item	Description	Condition	Photograph
7	Existing fountain.	Existing handrails are to be retained as existing.	
8	Concrete cappings with stainless steel handrails to perimeter of fountain.	A number of the concrete cappings have become dislodged and require lifting and re-setting as part of the refurbishment works.	
9	Existing structure to fountain area is to be retained and cleaned.	The existing sculpture is to be temporarily removed and cleaned in preparation for re-installation. The existing damaged panelling to the column is to be removed and replaced.	

Item	Description	Condition	Photograph
10	Existing panelling to low level at rear of fountain wall.	Existing granite panelling is stained and damaged. The intention would be to remove the granite panels, clean and reinstate after the GRP lining has been installed. Concealed stainless steel brackets / fixings will be fitted, whilst renewing the fountain lining to the rear.	
11	Existing panelling to low level at rear of fountain wall.	Existing granite panelling is stained and damaged. The intention would be to remove the granite panels, clean and reinstate after the GRP lining has been installed. Concealed stainless steel brackets / fixings will be fitted, whilst renewing the fountain lining to the rear.	
12	Existing plaque fixed to the left hand side of the fountain wall.	Plaque will be temporarily removed to allow works to progress, cleaned and reinstated following remedial works to the rendered wall.	

Item	Description	Condition	Photograph
13	Existing pump / fountain pipework. The material makeup of the plumbing is a mixture of uPVC, cast iron, with the jets having a composition of uPVC, copper and rubber.	Pipework is aged and damaged and will be stripped. Pipework will be replaced with new stainless steel, including all water jets to form feature.	
14	Existing pump / fountain pipework. The material makeup of the plumbing is a mixture of uPVC, cast iron, with the jets having a composition of uPVC, copper and rubber.	Pipework is aged and damaged and will be stripped. Pipework will be replaced with new stainless steel, including all water jets to form feature.	

Item	Description	Condition	Photograph
15	Existing pump / fountain pipework. The material makeup of the plumbing is a mixture of uPVC, cast iron, with the jets having a composition of uPVC, copper and rubber.	Pipework is aged and damaged and will be stripped. Pipework will be replaced with new stainless steel, including all water jets to form feature.	
16	Existing pool lining to base of fountain. Existing base is made up of concrete/cement and sand based layer with a liquid membrane as the fountain lining. The base has cracked and moved to the extent that has caused the lining to be void.	Existing pool lining is cracked and damaged in areas and will require stripping out and renewing as part of the refurbishment works.	

Item	Description	Condition	Photograph
17	Existing pool lining to base of fountain. Existing base is made up of concrete/cement and sand based layer with a liquid membrane as the fountain lining. The base has cracked and moved to the extent that has caused the lining to be void.	Existing pool lining is cracked and damaged in areas and will require stripping out and renewing as part of the refurbishment works. The existing wall panelling is loose and will requires removal / replacing to allow for the new GRP lining to the fountain. The panelling will be reinstated over the existing lining.	
18	Existing pump / fountain pipework.	Pipework is aged and damaged and will be stripped out and replaced with new as part of the proposed refurbishment works. New GRP lining will be installed to match existing blue coloured lining.	

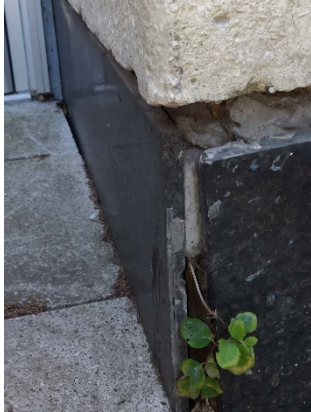
Item	Description	Condition	Photograph
19	Existing wall panelling to the rear face of the fountain.	The existing wall panelling is loose and will require removal / replacing to allow for the new GRP lining to the fountain. The panelling will be reinstated over the existing lining.	
20	Pedestal supporting sculpture in fountain is damaged and requires remedial works.	Sculpture will be temporarily removed to allow for the removal of the damaged panels and replacement prior to re-installation of sculpture.	

Item	Description	Condition	Photograph
21	Existing wall panelling to the rear face of the fountain.	The existing wall panelling is loose and will require removal / replacing to allow for the new GRP lining to the fountain. The panelling will be reinstated over the existing lining.	
22	Existing wall panelling to the rear face of the fountain.	The existing wall panelling is loose and will require removal / replacing to allow for the new GRP lining to the fountain. The panelling will be reinstated over the existing lining.	

Item	Description	Condition	Photograph
23	Decorations to render on rear wall of fountain.	Decorations are in poor condition and require rubbing back and re-painting with suitable paint. The wall will be DOFF cleaned and prepared for new wall coating. colour to match existing.	
24	Render finish to rear wall of fountain has cracked and allowed oxidation of steel reinforcement to rear wall of fountain	Remedial works will be required to the reinforcement to seal and protect prior to repairing and decorating. The repair is circa 50mm x 15mm.	

Item	Description	Condition	Photograph
25	Concrete capping stones to perimeter of the fountain pool.	Capping stones are in reasonable condition, however, a number have become dislodged and will require lifting and re-setting / re-pointing as part of the refurbishment works.	
26	Concrete capping stones to perimeter of the fountain pool.	Capping stones are in reasonable condition, however, a number have become dislodged and will require lifting and re-setting / re-pointing as part of the refurbishment works.	

Item	Description	Condition	Photograph
27	Existing wall panelling to the rear face of the fountain.	The existing wall panelling is loose and will require removal / replacing to allow for the new GRP lining to the fountain. The panelling will be reinstated over the existing lining.	 A photograph showing a dark, rectangular panel of wall panelling that is loose and tilted away from the wall. It is situated at the base of a structure, possibly a fountain, with some green plants and debris visible at the bottom.
28	Existing pool lining to base of fountain.	Existing base is made up of concrete/cement and sand based layer with a liquid membrane as the fountain lining. The base has cracked and moved to the extent that has caused the lining to be void.	 A photograph showing a close-up of the base of a fountain. The surface is a light-colored, textured material (concrete/cement) with visible cracks and a dark, possibly liquid membrane, lining. Several small, dark, cylindrical objects are visible along the edge of the base.

Item	Description	Condition	Photograph
29	Existing wall panelling to the rear face of the fountain.	The existing wall panelling is loose and will require removal / replacing to allow for the new GRP lining to the fountain. The panelling will be reinstated over the existing lining.	
30	Public realm area.	Areas of existing paving have been lifted and retained for re-laying at a later date. Areas of non-listed paving still in-situ awaiting removal. Paving from the Square to be lifted and used to repair the frontage. New pavers to be installed to the square as agreed with the Conservation officer.	
31	Public realm area.	Areas of existing paving have been lifted and retained for re-laying at a later date. Areas of non-listed paving still in-situ awaiting removal. Paving from the Square to be lifted and used to repair the frontage. New pavers to be installed to the square as agreed with the Conservation officer.	

Item	Description	Condition	Photograph
32	Public realm area.	Areas of existing paving have been lifted and retained for re-laying at a later date. Areas of non-listed paving still in-situ awaiting removal. Paving from the Square to be lifted and used to repair the frontage. New pavers to be installed to the square as agreed with the Conservation officer.	
33	Public realm area.	Area of existing paving that is to be lifted and re-laid with the retained listed slabs. Areas to the left of the library, adjacent to the fountain and leading towards Hatherley avenue will be installed with New paving as agreed with the Conservation Officer.	
34	Public realm area.	Area of existing paving that is to be lifted and replaced with new slabs as agreed with the Conservation Officer.	

Item	Description	Condition	Photograph
35	Public realm area.	Area of existing paving that is to be lifted and replaced with new slabs as agreed with the Conservation Officer.	
36	Public realm – trees.	A number of large trees on the boundary to Haringey Park have been removed and replaced with new saplings – bark laid to perimeter. Planters to be retained per the existing layout.	
37	Public realm area.	Areas of existing paving have been lifted and retained for re-laying at a later date. Works will include for re-flaunching around road gullies etc. 2 new gullies to be added to the ensure drainage is adequate as area is susceptible to flooding.	

Item	Description	Condition	Photograph
38	Public realm area.	Areas of defective existing paving will be lifted and removed from site. New slabs will be laid in agreement with the Conservation Officer.	
39	Public realm area to front entrance.	Areas of defective existing paving will be lifted and removed from site. Replacement slabs taken from the square will be used to in-fill any spaces to this area in agreement with the Conservation Officer.	
40	Existing cobble stone finish on walkway adjacent to front elevation.	Area of cobble stones in reasonable condition – some areas will be lifted and re-laid to match the original.	

Item	Description	Condition	Photograph
41	Existing cobble stone finish on walkway adjacent to front elevation.	Area of cobble stones in reasonable condition – some areas will be lifted and re-laid to match the original.	
42	Public realm area to front entrance.	Areas of existing paving have been lifted and retained for re-laying at a later date. Any defective slabs in this area will be lifted and replaced with those removed from other areas.	
43	Existing cobble stone finish on walkway adjacent to front elevation.	Area of cobble stones in reasonable condition – some areas will be lifted and re-laid to match the original.	