

Condition Survey Report

Salisbury City Hall

March 2023

Wiltshire Council



Notice

This document and its contents have been prepared and are intended solely as information for Wiltshire Council and use in relation to Salisbury City Hall, Malthouse Lane, Salisbury SP2 7TU.

Faithful+Gould Limited assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

Document history

Revision	Purpose description	Origin-ated	Checked	Reviewed	Authorised	Date
Rev 1.0	Draft issue	TC	JM			03/04/2023
Rev 2.0	Initial issue	TC	JM	TW	TW	05/04/2023
Rev 3.0	Revised issue	TC	JM	TW	TW	12/04/2023
Rev 4.0	Final issue	TC	JM	TW	TW	09/05/2023

Contents

Chapter	Page
1. Introduction	4
1.1. Instruction	4
1.2. Location and Site	4
1.3. Property Description	4
1.4. Inspection Details	5
1.5. Report Format	5
2. Limitations and Clarifications	6
3. Executive Summary	7
3.1. Building Fabric	7
3.2. Mechanical, Electrical & Plumbing (MEP) Services	10
4. Costed condition works	11
5. Condition Gradings	12
6. Appendices	15
6.1. Appendix A – Condition Data	16

1. Introduction

1.1. Instruction

Faithful+Gould has been commissioned by Wiltshire Council to undertake a condition survey for Salisbury City Hall, Malthouse Lane, Salisbury SP2 7TU. Further to this, the necessary works will be prioritised and costed for presentation along with this summary report.

1.2. Location and Site

The site is located within central Salisbury, just off Fisherton Street. The site is principally accessed through its main entrance from Malthouse Lane, with secondary vehicle access to the rear. The site falls within the Salisbury Conversation Area.

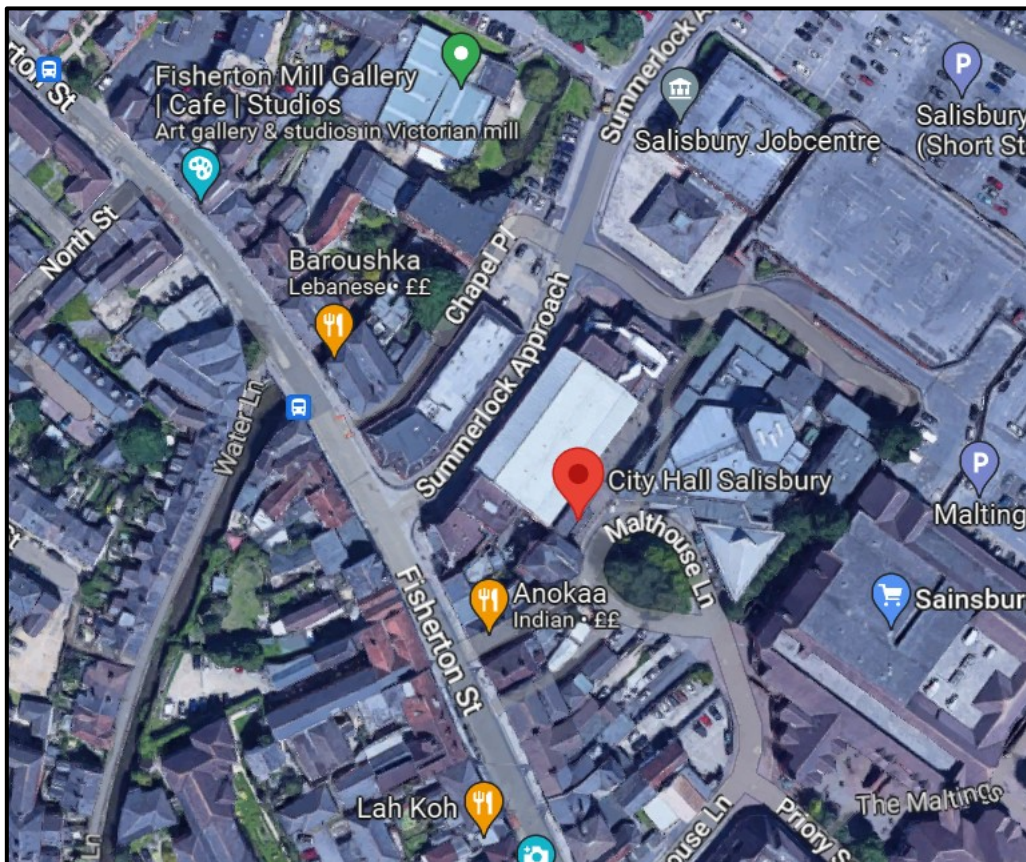


Figure 1.0 - Site Location Plan

1.3. Property Description

Salisbury City Hall was originally constructed in the 1930s as a theatre / entertainment's venue. The hall is a large structural portal steel frame building with brick outer skin construction. To the front area of Fisherton Street an 'Art Deco' inspired handmade clay brick façade was created, with 2no. curved towers with vertically bedded bricks to either side of its original entrance where a 1980s glazed shop front style entrance foyer has been created. Furthermore, in the 1980s a major refit was undertaken to modernise the building, with significant alterations undertaken to the interior aspects of the building. The building has recently had several extensions and access stairwell, and rear double storey extension, adding a theatre storage area and modernised dressing rooms.

Externally, the structure has various types of material finish, but predominately is a handmade clay brick outer skin building. There are vertical ceramic tiled walls to the west and east elevations and a render finish to the east elevation. Whilst on the original front entrance there is a there is a glass façade, which now incorporates the

Fisherton Street internal office spaces. To the rear are several access/egress doors, providing entry to the boiler room, theatre access space and rear stage access. Additionally, there is one roller shutter door for logistics access to the stage.

The windows and doors throughout the building are a mixture of materials, with UPVC windows predominately installed throughout likely retrofitted as part of the 1980s refurbishment, whilst aluminium doors have been installed to the extended main entrance from Malthouse Lane.

To the side of the original entrance from Fisherton St. is an access passageway, this includes an external steel staircase that leads to Spire FM stairwell entrance, whilst also providing access to the Fisherton St. office spaces and associated bar/cellar.

Due to the multiple extensions, there are various forms of construction used. There are a mixture of roof coverings at different levels on the building. The main auditorium is covered in a metal profile clad system, whilst other areas to the front and rear are shallow pitch (flat) construction and covered in bitumen felt, and are believed to be insulated, of which the depth and specification is unknown. The roof to the front elevation has an atrium style roof window installed, and includes a parapet, the lower front entrance foyer roof area has no parapet, with rainwater draining into UPVC gutters.

The roof to the rear is separated into several areas; the largest area supports multiple items of plant equipment, and includes a low level parapet, with handrail system. The boiler room roof supports additional plant equipment and timber hoarding, whilst there are also smaller separated flat roof areas to the sides of the property. Additionally, there is a pitched tiled roof, covering the modern main entrance from Malthouse Lane, this is believed to be asbestos.

Lastly, the rainwater goods throughout are a mix of UPVC gutters and downpipes, metal box gutter profile design and traditional cast iron.

1.4. Inspection Details

The site was surveyed on two separate days, by two surveyors, on 28th February and 8th March 2023. The weather conditions were cold, damp and overcast on both days.

Site access was granted through Council key release and free access across the site was provided. Photos were taken during the inspection which have not been included within the report, however, can be made available on request. The site inspection included all internal and external elements of the building and associated external areas of the building, **however an area that was not safely accessible at the time of the inspection was the main auditorium roof space.**

The inspection was non-intrusive in nature and a "visual only basis". Our survey has documented defects observed at the time of the inspection, indicating general condition as well as specific existing and visible defects, and planned preventative maintenance items.

1.5. Report Format

The condition ratings are as follows:

Condition Grade, Replacement and Priority Key			
A	As New	1	<1 year - Immediate (within 1 year)
B	Sound, operationally safe, Minor deterioration	2	Years 2-3 - Not immediate
C	Deteriorated, Repair/ Replacement	3	Years 4-5
D	Imminent risk of failure/ Penalty & End of life	4	> 5 years - Not within period.

Costs identified in the report are for budget purposes and are at present day rates, with no inclusion for inflation over the 5-year period. Prices are on an elemental basis and do not include allowance for economies of scale, nor do they factor in associated costs for closure, contractor preliminaries or overheads and profits. All costs are

exclusive of VAT. No detailed design work has been undertaken in preparing the budget costs, which have been estimated using BCIS and latest SPONs data and rates from equivalent maintenance projects.

2. Limitations and Clarifications

- We have not undertaken measured surveys; measurements were taken for verification and cost quantification purposes only.
- The preparation and presentation of drawings is not included, however can be provided to demonstrate how quantities have been arrived at. The existing plans provided have been utilised for room location, use and references.
- The information provided is a snapshot of condition as observed and is not designed to be used as a schedule of repair.
- For reference purposes, the site and building has been split into the following reference elements: Ceilings, Electrical, External Areas, External Walls Windows & Doors, Fixed furniture, Floors & Stairs, Internal Walls & Doors, Mechanical, Roofs, Sanitary Services.
- We have not reviewed statutory documentation.
- We have not reviewed fire strategy, compartmentation plans, or current fire risk assessment before providing commentary on condition, the content of these documents may change the priority of requirement of the elements reviewed.

3. Executive Summary

3.1. Building Fabric

Generally, the building fabric is in a mixed state of condition. Many fabric elements appear in satisfactory condition, whilst multiple areas are aged, tired and in need of significant repair. Whilst individual repairs would assist in maintaining the building to an adequate standard, our recommendation is to robustly address the multiple critical issues listed, with specific attention to addressing the ingress of water at multiple locations. This approach will help maintain structural integrity, extend its operational lifespan, and allow the building to be opened once again for public events.

3.1.1. Internals

3.1.1.1. Internal Walls

The internal walls are a mixture of solid wall and studwork, with either painted plaster, plasterboard, painted brick, or woodchip wallpaper. The overall condition of the walls is mixed. Some areas are clean and well presented, whilst several areas present evidence of minor cracking; it is not believed that this is structural due to the building construction. Multiple areas require redecoration as part of an ongoing maintenance program that should be implemented to help improve visual standards, whilst other specific areas require full renovation such as the Fisherton offices, SpireFM rooms, stairwells, and front offices. Critically, there is evidence in multiple locations throughout the building of water penetration, at low and high level. The SpireFM, Fisherton offices, stairwells, female WCs, and WC lobby rooms are all badly affected. It is noted that there is not one single cause of these issues, but we could recommend the following defective elements are rectified including faulty roof coverings, degraded wall construction, failing render and faulty leadwork. It is recommended that issues are addressed promptly.

3.1.1.2. Floor Coverings

The floor coverings primarily consist of hard-wearing carpet, vinyl sheet, carpet tiles, engineered strip wood, tile and terrazzo flooring. Most of the floor coverings were in an adequate condition, with some areas in acceptable conditions for ongoing use. However, due to age and wear, several areas of carpet style finishes are in need of replacement such as the front offices, SpireFM rooms and Auditorium lobbies, whilst specific areas of vinyl are also worn and in need of replacement, such as in the ladies WC, bar servery, and auditorium lobbies. Threshold strips were also in need of replacement in the auditorium lobbies to avoid trip hazards and several carpeted areas require a deep clean to promote longevity, such as in SpireFM, main entrance lobby and foyer.

3.1.1.3. Ceilings

The ceilings throughout the property are a mix of suspended ceiling mineral fibre tile and grid, painted plastered ceiling and presumed hanging fibrous plaster in the foyer and auditorium.

Generally, the suspended tile and grid ceilings are in adequate condition, however specific areas are dated, broken, and in need of replacement, such as in the front offices and Fisherton offices. This could be achieved through a mix of complete tile and grid replacement and limited localised exchange of tiles, to aesthetically improve the condition of the interior spaces. Plaster ceilings such as in the stairwells and WCs would benefit from redecoration, which could be achieved as part of an ongoing maintenance program.

Additionally, several areas of both plaster and suspended ceilings show evidence of water ingress, such as the small rear stage entrance area (0/044), ladies dressing room, Fisherton rooms, first floor WCs (1/030) and SpireFM storerooms. Though the exact cause was not determined these defects are suspected to be resulting from leaks in roof coverings and contact with external walls where there is water penetration. It is recommended to further inspect all sites of water ingress within the ceiling to fully ascertain the cause. Additionally, it was noticed there was evidence of rot in timber members in the FF meeting room and GF bar store. These need additional analysis to identify and treat accordingly. There were additional ceiling spaces that we were unable to access; due to this it is advised to fully inspect all ceiling spaces for further evidence of rot in structural timbers. Lastly, there is historic evidence of a leak internally within the female dressing room (1/025) at FF; we were unable to locate the source of the issue. Further roof inspections underneath the large HVAC is required.

The main auditorium and foyer are at high level and are presumed to be a large hanging fibrous moulded ceiling. Due to the height of the ceiling, we were unable to see the ceiling in close proximity; due to this it is recommended a MWEPs access platform is utilised to provide better access for a more in-depth survey. At the time of our inspection, it was noted that a large crack in the south-west corner was present. This is of significant concern, and it is recommended that a thorough specialist survey is undertaken, in line with 'The Association of British Theatre Technicians; Guidance Note 20 – Suspended Fibrous Plaster Ceilings: Survey and Inspections'.

3.1.1.4. Internal Doors

Doors to circulation spaces and rooms are painted timbers doors, with steel ironmongery. Generally, these appear to be in adequate condition, however several door linings were damaged such as in office 0/006, and it is recommended to have these repaired. Overall, it is recommended to have all fire doors reviewed by an accredited BM TRADA fire door specialist to achieve compliance and bring the existing installations up to current standards where possible.

3.1.1.5. Kitchens and Sanitary Appliances

The kitchen spaces comprise of a kitchen base and wall-mounted units, with laminate worktop, sink and taps.; these appear to be in adequate condition. However, as part of a regular maintenance program, it is recommended to service and maintain all extract fans into the kitchen spaces, ensuring correct airflow is achieved.

The WCs consist of laminated timber cubicle systems with vitreous china pan and cistern units, urinals, with wall hung and vanity unit sinks. Overall, the WCs appear in adequate condition yet require some maintenance, such as the FF men's WC requires the laminated timber panel boxing to be reinstated. Additionally, the extract fans in all WCs require servicing, maintaining, and ensuring correct airflow is being achieved. At the time of our inspection, the ladies WC on the GF was poorly degraded and was significantly affected by damp and mould, including rusted radiator and pipework and poorly functioning extract fan. This WC would benefit greatly from priority works to ensure a safe and healthy internal space.

3.1.2. Externals

3.1.2.1. External Windows and Doors

The external windows and doors throughout the property are a mix of aluminium and UPVC. These appear to be in adequate condition, however, the mastic sealant around several units has debonded and would benefit from being raked out and reapplied to prevent further water ingress into the building fabric, such as in the SpireFM room. To the rear elevation a windowpane requires replacing, whilst several window cills were damaged or defective on the south and west elevations, and it is recommended to replace these immediately to improve weather-tightness.

3.1.2.2. Roof Coverings and Rainwater Goods

There are multiple roof coverings across the property, the largest are being the auditorium covered in a metal profile clad system. Due to the height of the roof, full access was not achievable, but from a ground based visual survey the roof appears in adequate condition. We would recommend a further drone or MEWPs survey is undertaken to ascertain its integrity. The small flat roof above the Fisherton St. office spaces was not also accessible; due to the water damage internally, it is known to be defective, and we highly recommend this roof is inspected fully to ascertain its integrity. The flat roof to the south elevation appears relatively modern, and consists of build-up insulation tapered bitumen felt covering, which drains to UPVC gutters through a rear rainwater channel. This detail will need regular servicing to ensure rainwater channel are not blocked and reaching the rainwater goods effectively.

The flat roof to the south elevation (atrium roof) was not fully accessible due to access requirements. Several of the flat roof areas to the north (rear) elevation are all similar in detail (bitumen felt), with a more modern finish covering the small side sections and stage storage area. Predominantly these coverings all appear to be in adequate condition; however, we were unable to access below all sections of the large HVAC system. The bitumen felt roof over the boiler room is older and has failed and is leaking into multiple internal rooms. This is most likely due to the large HVAC system seated on the roof and blocking water from draining freely. This section of flat roof requires recovering and the HVAC system raising up to promote drainage. Lastly, the main entrance (malthouse lane) is pitched, which is believed to be covered in asbestos roof tiles. At present it appears in

adequate condition, however there is minor evidence of water ingress on the underside of the ceiling panels within the lobby; it is recommended to inspect the roof covering to ascertain the source of the water ingress.

The rainwater goods are a mix of UPVC, box gutter and cast iron. There is evidence across the whole site of poorly leaking downpipes, block gutters, weeping joints, and faulty sections; these leaks are contributing to the internal damp issues throughout the property. It is recommended to service all elements of the rainwater goods and replace sections where necessary, to ensure a free draining and capable system. Additionally, several outlets, one onto the steel passageway staircase, and one onto the smaller side section flat roof, require redirecting to ensure water is reaching a downpipe; this will assist in reducing water saturation of external elements.

3.1.2.3. External Walls

The external walls are predominantly exposed brick, with some areas finished with render. Overall, the external walls are in a degraded condition. Over years multiple fixtures and punctures have been made across numerous walls. This has weakened the walls and promoted the ingress of driving rain and is a contributory factor to the internal damp issues. The external walls at FF level adjacent to SpireFM and the external courtyard is of particular concern.

Within the adjoining courtyard area (accessed from Malthouse Lane) are two external walls finished in both brick and render with lead and tiled finishes; both are in poor condition, with evidence of diagonal cracking and defective pointing. The leadwork and tiled systems are in poor condition and need replacing, and the older render is in poor condition. The combination of these defects is significantly contributing to the ingress and water damage visible internally, our recommendation is that remedial works be undertaken to rectify the causes mentioned. Where render is present it is advised that this be replaced in its entirety, and where exposed brick is in poor condition a render system could be the most effective way of restoring its ability to resist water ingress. However, due to the cost and complexity of doing so, there are a number of alternate solutions that could be adopted to limit the effect of ingress and prevent damage to internal finishes. This includes internal DPM tanking to specific areas, replacing leadwork, tiled sections and repointing and resealing where necessary. Overall, a maintenance program to repoint and repair problem areas is recommended to ensure ongoing weather-tightness.

Additionally, the west and east elevations include vertical tiled walls and at the time of our inspection several tiles were missing, which indicates the possibility of failing fixings. This presents a H&S risk of falling tiles on the public and requires immediate remedial works.

3.1.2.4. Hardstanding's

The passageway into Fisherton St. rooms and SpireFM was dirty and had evidence of vermin. It is recommended to disinfect, jet wash and generally clear away all debris and rubbish.

3.2. Mechanical, Electrical & Plumbing (MEP) Services

3.2.1. Mechanical Services

The heating requirements of the building are served by 2no Hoval Ultragas 300kW high efficiency condensing gas fired boilers which distribute low temperature hot water heating (LTHW) through steel pipework to steel radiators. The heating boilers are generally in satisfactory condition. Ancillary boiler equipment including pumps, pressurisation unit and automatic control valves are generally in satisfactory condition. However, expansion vessels are approaching the end of their anticipated life cycle, and a motorised actuator valve connected to the primary heating circuit is detached and assumed to have failed. The heating system is subject to a BMS which is generally in satisfactory condition. The heating distribution system including pipework and radiators are generally in satisfactory condition but are approaching the end of anticipated life cycle. Excessive corrosion was observed to a radiator and section of pipework within the ground floor public toilets which may present a potential flood risk. The LTHW over door air curtain serving the Prop Store is in satisfactory condition. Electrical overdoor air heaters within the Main Lobby are in satisfactory condition.

The heating system is subject to BMS control which is generally in satisfactory condition. However, the outstation which provides 24V control outputs to the actuator valves is at the end of its anticipated life cycle and is recommended for replacement in the short term.

Conditioned air is provided to the Auditorium via 2no roof mounted chillers serving a supply and extract AHU with integral DX heating and cooling coils. The chillers, AHU, ductwork, and ancillaries are generally in satisfactory condition. However, the chillers are approaching the end of their anticipated serviceable life. A section of ductwork insulation within the first floor Plant Room is detached and requires repair.

A number of split type air conditioning systems serve various rooms to the first and second floors, the majority of which are at or beyond their anticipated serviceable life. Local extract fans are present within the toilets, kitchen, bar, and servery and are generally in poor condition and at the end of useful life.

Hot water is provided by a direct gas fired storage heater within the Boiler Room and 2no indirect calorifiers located on the first and second floors and are generally in satisfactory condition. However, the indirect calorifiers are approaching the end of their anticipated life cycle.

Hot and cold water distribution pipework is generally in satisfactory condition but is approaching the end of anticipated life cycle. Gas distribution pipework serving the boilers is in satisfactory condition. Above ground drainage pipework is generally in satisfactory condition. The hydraulic passenger lift serving the ground and first floor is in satisfactory condition. Automatic sliding doors to the Entrance Lobby, and swing doors to the Foyer are in satisfactory condition.

3.2.2. Electrical Services

The power requirements of the building are served from the main TPN MCB switch panel which in turn serves a number of sub isolators and SPN and TPN MCB sub distribution boards via PVC SWA cables. Power is distributed from the boards via flush and surface mounted wiring in conduit and dado trunking with metal and plastic switches and socket outlets. The majority of the electrical distribution system is approx. 25 years old and is generally in satisfactory condition. However, the system is approaching the end of its anticipated life cycle. A number of obsolete Federal Electric type isolators are present and are unlikely to be repairable in the event of failure.

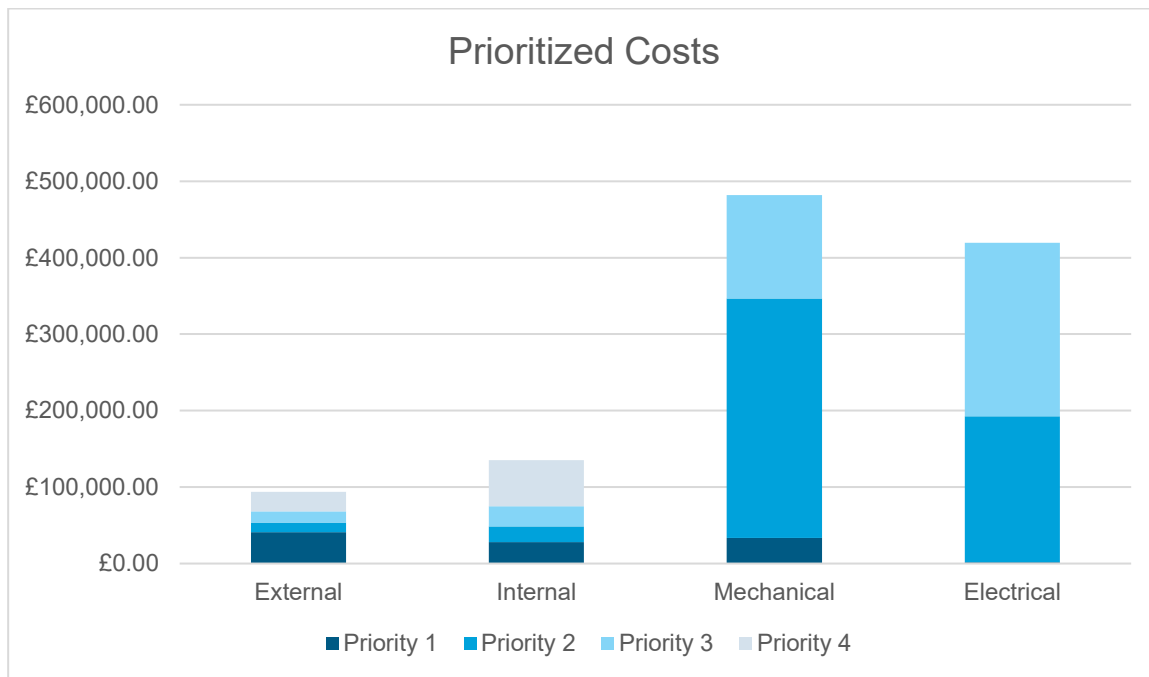
The lighting system consist of a variety of fittings including modular recessed LED and fluorescent luminaires, surface mounted linear fluorescent luminaires, surface mounted track lighting, CFL downlights, 2D bulkheads and hi bay discharge luminaires. Some of the lighting installation to front of house areas has been replaced in recent years and appears in satisfactory condition. However, the majority of back of house lighting, including linear recessed and surface mounted T8 fluorescent fittings and hi bay discharge luminaires are in poor condition and at the end of serviceable life. Emergency luminaires consist of integrated standalone fittings, bulkheads and exit lighting. Emergency luminaires are mostly in poor condition and are at or approaching the end of useful life. A number of external luminaires have been replaced recently and are in good or satisfactory condition. However, the majority of external luminaires are in poor condition and at the end of useful life.

The fire alarm system consists of an automatic panel within the Foyer, MICC and FP200 wiring, MCPs, sounders and automatic detectors. The fire alarm system is generally in satisfactory condition. However, approx. 40% of the installation is approaching the end of its anticipated life cycle including old MCPs, MICC wiring automatic detectors which are at the end of their anticipated life cycle.

The intruder alarm is generally in satisfactory condition. Lightning protection is generally in satisfactory condition. However, some clips are damaged to the external facades and require replacement.

4. Costed condition works

Area / Element	Priority 1	Priority 2	Priority 3	Priority 4	Total
External	£41,155.00	£12,300.00	£14,945.00	£25,275.00	£93,675.00
Internal	£28,141.00	£20,410.00	£26,387.50	£60,250.00	£135,188.50
Mechanical	£33,638.52	£313,140.10	£135,059.66		£481,838.28
Electrical	£1,840.00	£190,809.08	£226,822.30		£419,471.38
Totals	£104,774.52	£536,659.18	£403,214.46	£85,525.00	£1,130,173.16



5. Condition Gradings

Urgent 'Priority 1' Works

1

GF – Ticket office, Ladies WC, WC Corridor, Bar Store, GF stairwell, multiple Fisherton St. offices. Significant evidence of damp and mould, apply DPM tanking system, replaster and paint.

GF – Foyer & Auditorium. Due to the unique plastered ceiling system, it is recommended these ceilings are fully inspected to identify their integrity. In particular, the main auditorium ceiling has a large crack in the west corner that needs further investigation.

FF - Stairwell (1/004) and multiple SpireFM rooms. Significant evidence of damp and mould, apply DPM tanking system and replaster.

FF – Report of a missing fire alarm (in room 1/012). Ensure fire alarm system is fully compliant and working.

GF, FF & SF – Across all applicable spaces. Ensure all mechanical air extract fans are functioning correctly and present.

GF, FF, & SF – Investigate integrity of structural timbers. Evidence of wet rot in office 1/014.

South elevation (Spire FM external walls) - Repoint wall to ensure weather-tightness from penetrating damp into the building fabric.

West and East elevations - Tiled hanging walls are a H&S risk to the public, due to slipped tiles. Investigate and ensure integrity.

East elevation (courtyard) – Roof shoulder tiling, render and leadwork is of poor quality and needs replacing/remedial works promptly.

West and east elevations - Multiple rainwater outlets require redirecting into appropriately sized downpipe.

All Elevations - Service, maintain and repair where necessary all cast iron, box gutter and UPVC rainwater goods. Ensure gutters and downpipes are free flowing and free from rust and damage.

Mechanical – Replacement of AC systems in Office and Spire FM

Essential 'Priority 2' Works

2

GF - Ladies WC. Renovation of space recommended to improve standards.

GF - Multiple ground floor external facing rooms. Ingress of minor damp staining to lower walls. Further investigations are required to ascertain cause.

GF - Fisherton St. offices. These are in poor condition and need renovating to improve standards.

GF - Fisherton St. offices. Recommended to inspect the integrity of the roof covering and drainage system, as there is evidence of flooding and damp ingress.

GF - Fisherton St. offices. Strip off low level plasterboard wall that faces the main street glazed entrance, as the design is generating damp and mould.

GF - Meter & Boiler Room. Failure of the bitumen felt flat roof covering. Require recovering and raising of HVAC system to aid drainage.

All elevations - Multiple areas of repointing required to improve weathertightness.

North and east (courtyard) elevation - Large brickwork cracks that require remedial works and monitoring.

North elevation - Repoint and check the integrity of the coping stones to the roof level.

East elevation - Re-render poor condition render section.

West and south elevations - Damaged or defective tiled window cills require replacing.

Mechanical – Replacement of AC systems to Pritfire FM and meeting room

Mechanical – Replacement of LTHW distribution pipework throughout

Mechanical – Replacement of Steel heat emitters throughout

Electrical – Replacement of numerous distribution boards, lift room, upper props store, lighting control room 2nr.

Electrical – Replacement of majority of fluorescent luminaires throughout the site.

Electrical – Replacement of 40% of fire alarm wiring and accessories throughout the site.

Desirable 'Priority 3' Works

3

GF – Small rear stores, plantroom, WCs. Evidence of damp and mould, apply DPM tanking system and replaster and paint.

GF – Report of corrosion on steel frame structure. Further investigations are required.

FF & SF – Original dressing rooms and WCs, plantroom. Evidence of damp and mould, apply DPM tanking system and replaster.

GF – Scenery dock. Windowpane is missing and needs replacing.

North Elevation – Chimney breast is cracked and in need of repointing.

North Elevation – Replacement of timber security hoarding with plastic based weatherproof system.

North elevation – Repair and repoint parapet capping in multiple areas.

Mechanical – Renew roof mounted chillers throughout

Mechanical – Significant replacement of hot and cold-water distribution pipework.

Long Term 'Priority 4' Works

4

All Elevations – Apply corrosion treatment, sand down and repaint SVP pipes

East elevation – Replace asbestos tiled roof.

East elevation – Redecorate fascia's, bargeboards, signage, and external timber items and incorporate into cyclical ongoing maintenance program.

South elevation (courtyard) – Improve free drainage on steel staircase by drilling drainage holes or replacing with grid style platform.

All elevations – Scrub, jet wash and clean down brickwork and passageway.

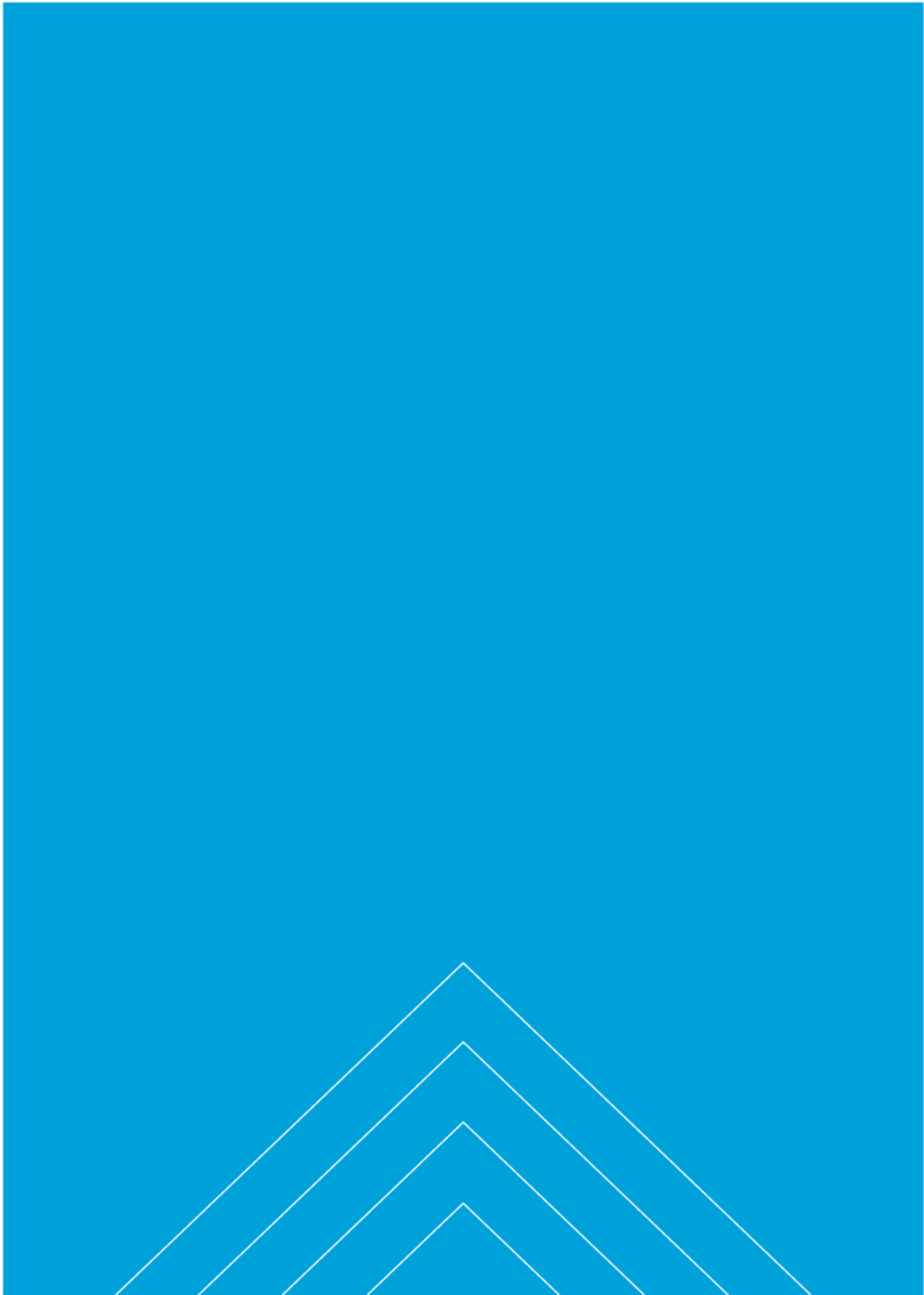
South elevation (courtyard) – Recommended to render all external walls

6. Appendices



6.1. Appendix A – Condition Data





Tom Wright MRICS
Faithful+Gould Limited
THE HUB,
500 PARK AVENUE,
AZTEC WEST,
ALMONDSBURY,
BRISTOL,
BS32 4RZ

Tel: +44 (0)7557 582514
Thomas.Wright@fgould.com

© Faithful+Gould Limited except where stated otherwise