

SCHEDULE OF CONDITION



HALL FOR CORNWALL, TRURO



HALL FOR CORNWALL

SEPTEMBER 2013

Ward Williams Associates
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Truro Business Park

Threemilestone

Truro

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Author	Alex Lilly Senior Surveyor	Signed
Approved	Daryl Hill Associate Director	Signed

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1.0 Report Details

1.1 Inspection Details

Name & Address of Client

Hall for Cornwall,
Hall for Cornwall,
Back Quay,
Truro,
Cornwall,
TR1 2LL

Date of Inspection

27th - 30th August

Inspection Undertaken By

Alex C E Lilly BSc (Hons) MRICS & Craig Johns BSc (Hons)

Weather

The weather ranged from fine to overcast over the inspection period

1.2 Property Details

Address of Property

See 1.1

Age

The building was originally constructed in the 1840s and later refurbished in 1996/97. The building is Grade II Listed.

Location

Located off the Back Quay Plaza, Truro, Cornwall

Local Authority

Cornwall Council

Occupancy & Building Usage (Existing and Proposed)

The property is predominantly a theatre and coffee shop with additional office space and commercial shop units to the rear which adjoins Boscowen St.

Statutory Consents

Please note that any change to the appearance, layout or use of the building may require statutory consents to be obtained including Listed building consent, Planning and Building Regulation Consents.

General Description

The Hall for Cornwall is a predominantly stone built structure which was constructed c1840s to house the Town Hall, Magistrates Court and Stannary Courts of Law.

As noted, the superstructure is predominantly stone (Squared and rubble Granite) with additional steel and concrete structures within as constructed during the late 1990s adaptation into a theatre. The roof is provided in a mixture of natural slate, bitumen based flat roofs and single ply membranes. The windows and doors are largely provided in single glazed timber and follow the original style of the building.

Internally, the structure is provided with a c1000 seat auditorium and associated stage and patron areas, as well a bar, restaurant and café. The rear of the property is provided with offices and general commercial accommodation.

References to locations

Locations are stated as if facing the property from the 'Back Quay Plaza'.

2.0 Survey Details

2.1 Brief

Instructions were received from 'Hall for Cornwall' on the 30th August 2013 to undertake a Schedule of Condition of the above property to provide an overview of its condition.

2.2 Scope of Survey / Limitations

Where relevant to the survey, we have opened trap doors and access hatches where they are visible, accessible and can be opened safely and easily. We have not inspected or reported upon any areas which are covered or unexposed, irrespective of the method of fixing of the covering that may exist.

We have not attempted to lift or remove any floor coverings or items of furniture. If necessary, we will recommend further investigations.

Additionally, we have not carried out any exposure work, intrusive examinations or destructive testing of any kind. Again, if we deem this to be necessary, we will make recommendations for further exposure and/or testing.

We have not carried out any specialist tests of the service installations however a report has been commissioned by Hulley & Kirkwood- Consulting Engineers and can be found within Appendix B of this report.

We have not carried out any local searches for the property including items such as flood risk, ground conditions, mining, radon etc and would recommend that full searches take place to highlight any risk items. We would also advise contact with your insurers for any necessary advice in order to adequately cover the property.

Please note that no asbestos survey or concrete screening tests have taken place and may be recommended in the report if required. Any building constructed prior to 2000 may have some asbestos content which should be borne in mind for future alteration or repair works. All buildings constructed prior to 1960 may have some 'mundic' content and therefore testing may be required.

Due to the limitations highlighted, there always remains a risk that further defects may become apparent following further exposure or testing.

It should be noted that no internal areas outside of the demised property of 'Hall for Cornwall' were inspected. This includes all areas at first floor and above beyond the auditorium circulation areas. In addition, the circulation areas at ground level to the rear of the property were not inspected as part of this report.

Externally, the roof was inspected wherever it was safe to do so. Areas which were not inspected comprise the following;

North, East and West faces of the rear roof and parapets.

The Clock Tower (and associated structure).

South, East and West faces of the front roof and parapets.

East and upper flat roof area of the stage tower structure.

2.3 Summary

The condition survey has assessed the physical condition of the structure and defects identified to enable the repairs and maintenance works to be costed, prioritised and planned.

A budget cost and a priority (1-3) has assigned to each defect noted. From this priority a programme of work is established from which the basis of a capital repairs and maintenance programme can be produced. The following are the priority grades that applied to the work identified within the condition.

1. Priority 1 – desirable work required that will prevent deterioration of the fabric or services and/or address a low risk to health and safety of occupants and/or remedy a minor breach of legislation.
2. Priority 2 – essential work required within two years that will prevent serious deterioration of the fabric or services and/or address a medium risk of health and safety of occupants and/or remedy a less serious breach of legislation.
3. Priority 3 – urgent work required to prevent serious deterioration of the building fabric and/or address items that pose a high risk to health and safety of occupants and/or remedy a serious breach of legislation.

This report has been prepared solely for the benefit of the client detailed under item 1.1 and may not be used or reproduced for any purpose without the express written permission of Ward Williams Associates. We accept no liability to any other party who may seek to rely upon the whole, or any part, of this report.

3.0 Schedule of Condition

Ref	Item	Construction	Condition	Repair	Photograph	Rating
1.0.0	<u>EXTERNAL</u>					
1.1.0	<u>FRONT ELEVATION</u>					
1.1.1	Rainwater	Rain water goods were not visible externally and are believed to be concealed internally	Not Known	N/A		N/A
1.1.2	Walls	<p>Solid stone walls, bedded in lime mortar with 5no. stone arches above the front entrance doors and 5no.above the fenestration to the second floor.</p> <p>The facades, both on the main section and section which steps back are finished with stone quoins.</p>	The wall is generally in a good condition with minor staining to most likely from pollution and areas where rain water runoff has been concentrated down joints in the stone work in, particular to the stringer courses.	Consider cleaning down walls and joints.	310-318	1
			There are a few areas to the stone work where lime mortar pointing is missing or is blown, but generally is in good condition.	Rack out defective and loose mortar and re-point.		1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
			There is an area of minor cracking to the wall located above the second floor window 2no from the right. The crack is minor and is most likely historic caused by a weak area due to the stone arch.	We consider the crack to be historic however we would recommend it is monitored and if it increases in size, structural advice should be sought from a structural engineer.		2
		The wall has 3no decorative stone stringer courses between the ground and second floor and one at high level set below the cornice.	There are areas of missing mortar to the joints of the stone stringer course and cornice.	Rack out defective and loose mortar and re-point.		2
		The walls are finished at roof level with a decorative stone cornice, supported in part by square dentils.	There is all evidence of delamination to the stone work to the underside of the cornice between the dentils at high level. Also, some of the stone work to the cornice have minor chips or are jagged most likely caused by weathering.	The stones should be inspected on a regular basis and if the deterioration continues consideration should be given to replacing the stones, especially if they become a risk of falling.		2
1.1.3	Arches & Lintels	There are 10no. stone arches above the doors and the majority of the windows. The arches comprise from stone and are finished with a decorative pattern.	Minor areas of missing mortar between the joints.	Rack out defective and loose mortar and re-point.	310-318	1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
			Crack detailed above to the second window has started from the arch.	Crack to be monitored as detailed above.		2
		2no Semi-Circular lintels above the 2no.windows to the sections of recessed walls.	Good.	None.		1
1.1.4	Sills & Arches	There are 2no stone sills to the 2no.windows to the sections of the recessed walls They comprise of stone, with a drip detail and are part supported by stone brackets.	Good.	None.	310-318	1
1.1.5	Windows	7no. timber sash windows with a curved head, timber mullions, transoms and sills, all single glazed. However the windows servicing the meeting room and audition room have had secondary glazing installed internally.	Mortar fillets to the perimeter of the windows have started to crack around the majority of the windows; this was noted to be minor.	Renew mortar surround to windows.	317-318	2

Ref	Item	Construction	Condition	Repair	Photograph	Rating
			The majority of the windows sills and frames where showing early signs of decay. 1no. sills servicing the 1 st window from the right in the assembly room are suffering from timber decay to its sill.	Early signs of timber decay include flaking and missing paint and we would therefore recommend all the windows are further inspected when access can be gained externally. All decayed timber should be removed and replaced with new and the window decorated. The sill to the window where timber decayed has been identified should be replaced with new timber and painted to be in keeping with the rest of the window.		2
			All windows were noted as being generally stiff to open.	Allow to ease and adjust all windows. Close attention should be paid to all the sash cables pulleys etc. Consider overhauling if necessary.		2
1.1.6	Doors	5no. double or bi-fold solid timber doors with single glazed vision panels and fan lights or vents above. All with metal kick plates at low level. No.DE01-DE05.	The doors are generally dirty with minor scuffs and marks from everyday use. Paint has noticeably started to peel off from the far left hand door.	General decorate.	310-318	2

Hall for Cornwall, Truro
Schedule of Condition

Ref	Item	Construction	Condition	Repair	Photograph	Rating
			Damage to far right door head where there are missing sections of timber.	Carry out remedial repairs to replace timber.		3
			Slight corrosion to bolts where light fixings have been previously secured.	Remove and treat corrosion and decorate bolts.		3
			Kick plates loose in areas.	Secure kick plates.		2
			Stringer detail to the stone either side of doors is damaged or chipped in areas with minor moss growth.	Clean off moss growth and carry out local repairs.		2
1.2.0	<u>REAR ELEVATION</u> <u>(CITY HALL)</u>					
1.2.1	Rainwater goods	Rain water goods were not visible externally and are believed to be concealed internally	Not Known	N/A		N/A

Ref	Item	Construction	Condition	Repair	Photograph	Rating
1.2.2	Wall	<p>Solid stone walls, bedded in lime mortar with 5no. Stone arches, 2no decorative stringer courses leading up to the cornice at roof level. The stringer courses are part supported by square dentils.</p> <p>The facades, both on the main section and section which steps back are finished with stone quoins.</p>	The walls are generally in good condition, however there are areas of missing or loose mortar.	Rack out defective and loose mortar and re-point stone work.	1-18	2
			There is a minor crack above the central window, most likely historic and may be due to settlement.	Monitor crack to wall and if it increases in size seek further advice from a structural engineer.		2
			There are a number of previous holes from fixtures and fittings.	Fill all holes.		1
			There is a large amount of mortar missing to the joints in the stringer course.	Rack out defective mortar joints and re-point with a lime based mortar.	18	2
			Stone work to stringer course dirty.	Clean down stone work.	2,18	2

Ref	Item	Construction	Condition	Repair	Photograph	Rating
			There doesn't appear to be a cap flashing to the stringer course, which may be the cause of the possible damp ingress internally to the undercroft.	Consider installing a lead flashing to cap the stringer course to weather the joint.	9-12,18	2
			There is also minor vegetation growth to the stringer course and algae to the base of the wall.	Remove all vegetation growth from the stringer course and from the base of the wall.		1
			Dislodged bird wire.	Replace section of dislodged bird wire along the stringer course.	15,18	2
1.2.3	Cornice	Decorative stone cornice to the top of the wall supported with stone consoles.	Minor cracking to stones in between consoles at high level. There are also a number of stones that have been chipped.	Allow to carry out further inspections and where necessary carry out stitch repairs to secure cracks and any loose stone work.	1-8	2
			The cornice is generally dirty and there areas with vegetation growth.	Allow to clean down the cornice in line with cleaning the stringer course. Remove all vegetation growth.	1-8	2
1.2.4	Pediment	5no. stone angular and curved pediments over the windows to the rear elevation.	Generally in good condition, although there is areas of minor staining down the joints of the stone work and some minor damage to some of the stone.	Consider cleaning in line with the works to the stringer course and cornice above. Carry out remedial works to rectify damage to the stone work.	1-7	2

Ref	Item	Construction	Condition	Repair	Photograph	Rating
1.2.5	Sills	5no stone sills to each window supported by stone bracket consoles.	Generally in good condition, with minor staining to joints.. There is also heavy moss growth under the window sills due to a poor drip detail.	Clean down sills in line with cleaning works to other decorative stone described above.	9-12	2
1.2.6	Doors	2no. double solid timber doors with single glazed vision panels and fan lights or vents above. With metal kick plates at low level. 1no. glazed in fill panel.	Generally all doors and the infill panel are in a good condition, with minor scuffs at low level and paint coming off in areas.	Generally decorate doors and infill panel.	13-16	2
			Minor decay to the base of the café door.	Cut out defective timber and scarf in new.		3
1.2.7	Windows	Timber sash window and single glazed. We were only able to inspect the windows at street level due to lack of access internally.	2 nd and first window in appear to the suffering from decay to their sills.	Replace decayed timber sills with new and decorate. Allow for further inspection when access is gained to carry out works to other elements of the façade and replace any decayed timber and decorate.	9-12,16	3
1.2.8	Services	Down lighters above City Hall sign.	They are both weathered.	Consider replacing.	18	2

Ref	Item	Construction	Condition	Repair	Photograph	Rating
1.3.0	<u>BELL TOWER</u>					
		<p>Stone built bell tower with stone pillars supporting a 4 sided angular pediment roof. The bell tower also includes a decorative cast iron metal grill and clock.</p> <p>Note. We were only able to inspect the clock tower at street level and therefore could not comment on the condition of the roof finish.</p>	The bell tower generally appears to be in a good condition, other than heavy moss growth to the base of the tower.	Clean the moss off the base of the tower in line with other cleaning works to the cornice and stringer course, noted above.	3,8. 69, 72, 86	2
			Missing or blown mortar to the joints in the stone work.	Rack out defective and missing mortar between stones and re-point.	8	2
			Minor corrosion to the metal gates.	Treat and generally decorate.	8	2
1.4.0	<u>UNDERCROFT</u>					
1.4.1	Floor	Stone with slate or granite flag stones left bare or with a polished concrete finish. Various services have been cut into the floor and finished with concrete.	There are a number of cracks to the concrete floor due to thermal movement. These cracks are minor and the floor is generally in good condition.	Monitor cracking, and carry out remedial works where necessary.	36,39,40 & 41	1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
1.4.2	Steps	Stone steps leading down to exit doors to the HFC, comprising of granite and finished with slate.	Good condition.	N/A		N/A
1.4.3	Handrail	Metal handrails with a painted finish to steps above.	Minor scuffs, marks and paint chipped in areas.	Generally decorate.		2
1.4.4	Walls	Stone walls with lime mortar pointing forming the perimeter of the undercroft with various stone arches forming openings to the HFC, café and the travel agents. Some of the arches have concrete block infill panels. The walls have been finished and capped with bird wire.	Various holes from previous fixings and fittings. The concrete block in fill panels are heavily scuffed.	Make good all holes from previous fixings and fittings and decorate infill panels.	19-43	2
			A number of localised repairs have been carried out to the stones to the arches above the central door serving the HFC.	Concrete has been used to fix the stone repairs. The stones are a poor match and should be fixed more securely.	37	3
			Bird wire fixings have begun to rust and are generally in poor condition.	Consider renewing all the bird spikes to all perimeter walls.		2

Ref	Item	Construction	Condition	Repair	Photograph	Rating
			There are a number of minor cracks to the stone work most likely to be historic and due to settlement.	All cracks should be monitored and they noticeably increase in size works should be carried out to stabilise cracks. Advice should be sought from a structural engineer if this is the case.	19, 31-33, 38	2
			Lots of missing pointing to stone work.	Allow to rake out all defective and loose mortar and re-point with a lime based mortar.	21-23, 29-30	3
			Crack above lintel to be filled to a section of walling to the left of the HFC rear entrance door.	To be further investigated by a structural engineer.	31-33, 38	2
1.4.5	Stone Arches	12no. stone arches with key stones.	Stone arches are generally in a good however a key stone has come loose from 1no.arch and some stones have been chipped.	Locally repair key stone to ensure it is secure and stone stringer course.	25, 27	2
1.4.6	Columns	Stone columns with capitals supporting the beams and arches above.	Bird spikes to the capital above columns. Minor chips to edging of stone work.	Consider providing protection for columns to prevent them getting further damaged.	20,21,24.25	2
1.4.7	Metal shutters	Metal shutters to shops and to rear of the HFC.	Scuffed and marked with minor areas of corrosion.	Carry out remedial works to make good corrosion and decorate.		2

Ref	Item	Construction	Condition	Repair	Photograph	Rating
1.4.8	Lintels	Concrete lintel above external doors to HFC	1no. crack as shown on photos below lintel above 1 no. door to the rear of HFC as described above. All other concrete lintels are in good condition.	To be further investigated by a structural engineer.	28	2
1.4.9	Ceiling	Most likely stone with a painted rendered finish.	Good condition, coving detail generally dirty and stained.	Generally decorate.	27, 42-43	2
			Staining to coving above 3 rd entrance door possibly due to water ingress.	Remedial works to be carried out to rectify water ingress and ceiling to be decorated.	27, 42-43	2
		Timber coving to ceiling	Possible decay to coving above second entrance door when viewed internally. Staining to ceiling above same arch, minor but most likely due to water ingress.	Remedial works to be carried out to rectify water ingress and ceiling to be decorated. Replace decayed areas of timber coving.	27, 42-43	2
1.4.10	Services	Floor up-lighting.	Poor finish around floor lighting. Bulbs have gone to a number of lights.	Carry out remedial works to the up lighting surround and replace all blown bulbs.		3
		Modular lighting to the underside of the ceiling	Broken cover near to exit door to HFC.	Replace broken cover.		3
		2 x inspection chambers	Poor with cracked concrete around edges.	Hack up concrete surround and form new concrete surround		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
		External DSSO with covers.	Good condition	N/A		1
		3 x lights above rear exit doors to HFC	1no. damaged light above exit door.	Replace light.		2
1.4.11	Doors	6no double timber doors, with double glazed vision panels.	Marked with minor scuffs, with local damage to frames.	Generally decorate.	26	2
1.4.12	Electrical box	Metal electrical box to the right of the tourist information office.	The electrical box is loose.	Secure electrical box		1
1.4.13	Drainage	Soil vent pipe running down the back of the tourist office.	Good condition.	N/A		1
1.5.0	<u>TOURIST INFORMATON</u>					
1.5.1	Walls	Walls are the same as described above in the undercroft.	Minor damage to stone work between windows.	Carry out remedial works to stone work.		2
			Missing mortar between stone work.	Rack out defective and missing mortar between stones and re-point.		2
			Bird spikes are missing or have become dislodged.	Consider replacing bird spikes in this area.		2
1.5.2	Doors	Timber entrance doors with single glazed sections.	Generally in good condition with minor scuffs and marks.	Generally decorate.		1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
1.5.3	Windows	Timber infill panels with glazed sections.	Generally in good condition with minor scuffs and marks.	Generally decorate.		1
1.5.4	Shutters	Metal shutters.	Appear to be in a reasonable condition although scuffed and marked.	Generally decorate.		1
1.6.0	<u>COURTYARD</u> <u>ADJOINING</u> <u>GROUND FLOOR</u> <u>DRESSING ROOM</u>					
1.6.1	Walls	Concrete, rendered	Shrinkage cracking from window reveals	General decoration	45/ 47	2
		Rubble boundary wall	No significant defects			
			Cleaning required	General cleaning	56	2
1.6.2	Sills	Concrete	Minimal cracking	Minor repair and decoration	44	3
1.6.3	Lintels	Steel beams	Underside of first floor soffit supporting members are corroding	Remove corrosion and provide protective soffit	54	3
1.6.4	Rainwater goods	PVC-u to internal side of courtyard	The downpipe terminates at high level	Extend downpipe to courtyard floor level	46-47	3
		Lead downpipe set within rubble boundary wall	Heavily dented but appears sound		48	1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
1.6.5	Drainage	Gulley	The gulley was not set at an appropriate height, the waste pipes did not discharge into the gulley sufficiently and there were no means to protect from debris	Remove and replace. Provide adequate extensions to the existing waste pipes.	55	3
1.6.6	Joinery	Timber casement window	The window has reached the end of its useful lifespan	Replace	44/ 49-51	3
		Upper windows were not clearly visible and as a result, they have not been commented upon				
1.6.7	Generally		It was noted that the area was unclean	General cleaning		3

Ref	Item	Construction	Condition	Repair	Photograph	Rating
2.0	<u>ROOF</u>					
2.1.0	<u>REAR ROOF</u> <u>(BOSCOWEN ST)</u>					
2.1.1	Chimneys General Chimneys are numbered from left to right below.	The chimneys to the rear roof are provided in squared granite with cut granite corbelling towards the upper most part. Above the corbelling, they are provided with a further decorative granite stack and topped with what appears to be cementitious flaunching and clay pots. The chimney to the inner slope is constructed from brick, provided with a cementitious flaunching and topped with a clay pot with an 'elephant's foot' cowl.				

Ref	Item	Construction	Condition	Repair	Photograph	Rating
2.1.2	Chimney 1	Chimney 1 is located on the dividing wall and is constructed from granite as noted above.	It was noted that the chimney appeared in reasonable condition from the flat roof area. Although the chimney had a significant covering of moss. From the front elevation It was noted that one of the flank granite stones had become cracked and requires local repair works.	General cleaning. Remedial works to be carried out to the cracked stone.	62	2
2.1.3	Chimney 2	Chimney 2 is located to the right of Chimney 1 and is constructed from granite as noted above.	The pointing of the chimney has cracked and become detached above the lead tray and the flaunching is suffering from vegetation growth.	Localised mortar repairs and removal of vegetation growth.	63	2
			Moss growth	General cleaning		
2.1.4	Chimney 3	Chimney 3 is located to the right of Chimney 2 and is constructed from granite as noted above.	The chimney requires pointing and flaunching repairs in various locations and is covered in moss.	Localised mortar repairs General cleaning	63	2
2.1.5	Chimney 4	Chimney 4 is located to the right of Chimney 3 and is constructed from granite as noted above.	The chimney requires pointing, flaunching and render repairs in various locations and is covered in moss.	Localised mortar repairs General cleaning	67/94	2

Ref	Item	Construction	Condition	Repair	Photograph	Rating
			The rear pot is cracked and missing an area of cowl vent at the top.	Replace pot.		3
			From the front elevation It was noted that one of the flank granite stones had become cracked and requires local repair works.	Remedial works to be carried out to the cracked stone.		2
2.1.6	Rear Chimney	The rear chimney is provided in brick, as noted above.	Some perp-end mortar joints are missing however from the flat roof area, the chimney appears in reasonable condition.	Localised mortar repairs.	67	2
			Moss growth.	General cleaning.	67	2
	Flashings					
2.1.7	Ridge and hips	The ridge and hips to the main roof are provided in a lead role finish	The lead hips appeared in fair condition with no sign of defect	N/A	63-67	1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
2.1.8	Box gutter to rear roof	It was noted that the rear roof was provided with a box gutter to the perimeter.	Owing to access constraints, the entire box gutter was not accessible.	A further inspection should be undertaken when access is arranged for repair works to the cornice capping stones as noted elsewhere. It is recommended that in addition to the inspection externally, the internal areas of the roof should be assessed in order to make a detailed assessment of the required repairs.		N/A
2.1.9	Box gutter to left of rear roof	The end of the gutter was visible from the flat roof areas. The box gutter was provided in lead and discharged into a cast iron hopper.	Cracks to mortar above flashing.	Rake-out mortar and re-point to ensure a weather seal joint is maintained.	73	2
			There is a build of debris in the box gutter.	Clear debris from gutter.		3
2.1.10	Chimneys	The chimneys were lead flashed to the roof.	The flashings appeared in reasonable condition.	N/A		N/A
2.1.11	Lead capping to midpoint of the rear roof-slope	The rear roof slope is provided with a lead capping to two piers which extend out from the main roof slope.	Although covered in bird guano, the lead flashings appeared in reasonable condition	Clear debris.	63-67	1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
	Roof Covering					
2.1.12	Rear slope	The main roof was provided in natural slate.	The roof was in generally reasonable order however some remedial repairs are required to c10-15 cracked slates.	Repair/ replace slates.	67-68	2
			Cracked mortar verges.	Replace and re-point verges.	93	3
	Rainwater goods					
2.1.13	Rainwater goods to rear slope	The rainwater goods were provided in cast iron and were fixed to timber fascia boards.	The rainwater goods appeared in reasonable condition however the timber fascias appeared to be suffering from timber decay throughout and is in need of replacement.	Remove rainwater goods/ Remove and replace fascia/ Re-fix existing rainwater goods.	67-68/70/75 /76/77/78/92/ 95	3
	Parapets and walls					
2.1.14	Parapet walls	Provided in squared granite and capped with granite coping stones.	The granite copings are suffering from mortar cracking and vegetation growth.	Rake out and re-point all copings/ ensure all copings are securely seated, rake out and re-point as necessary.	73	3
2.1.15	External walls	The external walls are provided in a spar-dashed render covering.	The render covering appears in reasonable condition with the exception of the mortar bell cast which has cracked and become loose.	Hack off and replace entire mortar bell cast.	81/88-90	3

Ref	Item	Construction	Condition	Repair	Photograph	Rating
			Gaps between reveals and window frames.	Rake out to good grounds and fill voids.	79	3
2.1.16	Window	Timber box frame window.	Generally in poor condition, with cracked putty and timber beads suffering from timber decay. Sill also suffering from timber decay.	General overhaul including putty, parting beads and decoration. Localised scarf repairs to sill. Ease and adjust.	79-80/ 82-85	3
		Timber casement window	Generally in poor condition, timber sections have decayed.	Scarf repairs.		3
2.1.0	<u>FLAT ROOF (ADJOINING REAR ROOF)</u>					
2.1.1	Flat roofs behind rear pitched roof and to the flanks of the hall structure generally	Owing to access constraints it was not possible to inspect the areas below these roofs. It was clear that the roof areas were suffering from localised defects however without examining the underlying structure it was not possible for us to determine whether the covering should be replaced in its entirety. If manifestation of the defective roof is found within the underlying structure it may be more cost effective to replace the roof covering.				

Ref	Item	Construction	Condition	Repair	Photograph	Rating
	Surface protrusions					
2.1.2	Ventilation	PVC-u pipe-work protrusions through roof flashed with a surface mound within the covering.	Missing cowls.	Replace cowls.	104	2
	Flashings					
2.1.3	Cover-flashings over parapet	Flashings over the parapet to the left of the roof are provided in lead which has been joined by means of folded seams.	The folded seam connection has become detached in the centre, likely due to thermal movement.	Cut out defective areas and provide folded lead cover in line with lead sheet association guidance.	121-122	2
2.1.4	Apron flashings to parapet/ roof intersection	The perimeter of the roof is provided with an apron flashing which fixed under a bell-cast to the left, rear and adjoining the hall building.	The lead was generally in good order although areas were showing evidence of wear and tear.	Basic maintenance required.		2
2.1.5	Hopper inlets	The hoppers to the lower flat roof sections are served by lead flashing chutes.	It was noted that the flashings were in a state of disrepair.	Replace.	105/120/125/126/136/	3
	Roof covering					
2.1.6	Flat roof covering	The roof covering was provided in a bitumen based material onto an unidentified substrate owing to access limitations of the rear areas.	The roof covering was visibly lifting on the surface with significant cracking to the edges which discharge onto the lower slopes.	Localised remedial repairs to cracked and raised areas. To include localised replacement of the roof covering.		3

Ref	Item	Construction	Condition	Repair	Photograph	Rating
	Rainwater goods					
2.1.7	Cast iron hoppers	The eaves of the flat roof are provided with cast iron hoppers.	The cast iron hoppers are largely defective.	Replace hoppers.	136/139/165/166	3
	Parapets and walls					
2.1.8	Parapet walls	The construction of the left parapet wall was not easily identifiable owing to the spar-dashed render covering although it is likely that it is a solid rubble wall. The Parapet to the right of the building is also likely constructed from random rubble and topped with granite coping stones.	The coping stones to the right parapet require raking out and re-pointing.	Ensure all copings are securely seated, raked out and re-point as necessary.	178/179	2
2.1.9	Rooflights	The roof was provided with 2no aluminium roof-lights	The roof-lights appeared in reasonable condition with the exception of minor impact damage to the barge boards.	Carry out localised remedial repairs to the barge boards.		1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
2.3.0	<u>FLAT ROOF (LEFT & FLANKS OF HALL STRUCTURE)</u>					
	Chimneys					
2.3.1	Brick chimney to the left roof-slope	The brick chimney was constructed in fair-face brickwork. The stack is topped with a cementitious flaunching and a ceramic pot which has been provided with an elephant's foot cowl.	There were minimal signs of frost attack to the brickwork and the rear of the chimney was provided with an inappropriate mortar infill.	Provide chimney with adequate flashing detail and carry out localised repairs to replace any frost damaged brick work.	129	2
2.3.2	Brick chimney adjoining the hall structure	The brick chimney was constructed in fair-face brickwork. The stack is topped with what appears to be a cementitious flaunching. A ceramic pot which has been provided with an elephant's foot cowl and an additional pot were located at the top.	The chimney appeared in reasonable condition with no obvious sign of defect.	N/A		N/A
	Surface protrusions					
2.4.3	Ventilation	PVC-u pipe-work protrusions through roof flashed with a surface mound within the covering.	Impact damage to cowls.	Repair cowls.		2

Ref	Item	Construction	Condition	Repair	Photograph	Rating
	Flashings					
2.4.4	Cover-flashings over parapet	Flashings over the parapet to the left of the roof are provided in lead which has been joined by means of folded seams towards the rear.	The folded seam connection has become detached in the centre, likely due to thermal movement.	Cut out defective areas and provide folded lead cover in line with lead sheet association guidance.	131	2
2.4.5	Apron flashings to parapet/ roof intersection	The perimeter of the roof is provided with an apron flashing which fixed under a bell-cast to the left, rear and adjoining the hall building.	The lead was generally in good order although suffering from general wear and tear.	Basic cleaning and maintenance works are required.	131	2
2.4.6	Hopper inlets	The hoppers to the lower roof sections are served by lead flashing chutes.	It was noted that the flashings were in a state of disrepair.	Replace hopper inlets.	136	3
	Roof covering					
2.4.7	Flat roof covering	<p>The roof covering was provided in a bitumen based material onto an unidentified substrate owing to access limitations of the rear areas.</p> <p>It was noted that the lower edge of the flat roof on the right side had been repaired within the coverings lifespan.</p>	<p>The roof covering was visibly bubbling on the surface with various cracked areas, especially to the right slope, towards the front of the roof.</p> <p>In addition, the roofs to the left and right of the hall structure appeared to be deflecting significantly although no sign of movement was experienced when walking over the area.</p>	Localised remedial repairs to cracked and raised areas. To include localised replacement of the roof covering.	177/178/180/183	3

Ref	Item	Construction	Condition	Repair	Photograph	Rating
			The intersection between the repaired areas as previously noted was suffering from hairline cracking.	This are should be resealed and made weather tight.		3
			It was noted that there was some vegetation growing from the flashing to the rightmost roof light.	Remove vegetation	178	2
2.4.8	Integral box gutter	The roof was provided with internal box gutters to both sides of the building.	Although the gutter appeared sound, there was a significant amount of debris build up which should be removed.	Basic cleaning and maintenance will be required in order to prevent excessive standing water.	176	3
	Rainwater goods					
2.4.9	PVC-u hoppers	The eaves of the flat roof are provided with large PVC-u hoppers with rainwater pipes connected channelling water from the box gutters.	<p>The hoppers serving the roof areas are filling with debris and require protection. Additionally, the hoppers and associated rainwater goods require realigning.</p> <p>It was noted that there are large areas of staining internally below these hoppers which is most likely due to their installation. All pipe work entering the building should be sealed and weathered to prevent any further water ingress.</p>	<p>Clean out debris, realign gutters and provide protection to the hoppers in order to prevent debris build up.</p> <p>Ensure all pipe work entering the building is sealed and weathered.</p> <p>To prevent possible future water ingress in these areas, consideration must be given to re-designing the hoppers in their entirety.</p>	201	3

Ref	Item	Construction	Condition	Repair	Photograph	Rating
	Parapets and walls					
2.4.10	Parapet walls	The construction of the left parapet wall was not easily identifiable owing to the spar-dashed render covering although it is likely that it is a solid rubble wall. The Parapet to the right of the building is also likely constructed from random rubble and topped with granite coping stones.	The mortar joints to the coping stones to the right parapet are loose or have blown.	Reset as necessary, rake out and re-point	190	3
2.4.11	Roof lights	The roof was provided with 2no aluminium roof-lights.	The roof-lights appeared in reasonable condition with no significant defects	N/A		N/A

Ref	Item	Construction	Condition	Repair	Photograph	Rating
2.5.0	<u>HALL STRUCTURE TO THE CENTRE OF THE FLAT ROOF AREA</u>					
	Chimneys					
2.5.1	Chimneys	<p>The roof is provided with 2no chimneys to the main roof along with 1no chimney adjoining the building. The adjoining chimney was assessed as part of the flat roof section which is located above.</p> <p>The two main chimneys are constructed from squared granite with cut granite corbelling towards the upper most part. Above the corbelling, they are provided with a further decorative granite stack and topped with what appears to be cemetitious flaunching and clay pots.</p>	<p>The main chimneys to the roof appeared in reasonable condition with no obvious signs of defect.</p> <p>It was noted however that there was no provision for bird spikes.</p>	Consider installing bird spikes.	145/158	1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
2.5.2	Passive stack ventilation	The roof was provided with 2no passive stack vents	The vents to the roof appeared in reasonable condition with no obvious signs of defect.	N/A	154	1
	Flashings					
2.5.3	Ridge and hips	The ridge and hips to the main roof are provided in a lead-roll finish	The lead hips appeared in fair condition with no sign of defect	N/A	154	1
2.5.4	Chimneys, passive stacks and back gutters	The Chimneys, passive stacks and back gutters were provided in lead	The apron flashing to the right chimney was lifted slightly and should be dressed into the rainwater goods. With the exception of the above, the lead-work was noted to be in reasonable condition.	Dress into rainwater goods	154/161/144	1
2.5.5	Single ply membrane intersection	The intersection between the ply membrane roof and the front wall was constructed in lead.	It was noted that a temporary repair had been undertaken to the top of the flashing in the form of a liquid applied membrane.	N/A	211	1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
	Roof covering					
2.5.6	Rear slope	The main roof was provided in natural slate.	The roof was in generally reasonable order however some remedial repairs are required to c10-15 cracked slates.	Repair missing and cracked slates.	99/144	2
	Rainwater goods					
2.5.7	Rainwater goods to rear slope	The rainwater goods were provided in cast iron and were fixed to timber fascia boards.	The rainwater goods appeared in reasonable condition. It was noted that the fixings were rusting in various locations.	Replace fixings.	149	1
	Parapets and walls					
2.5.8	External walls	The external walls are provided in a spar-dashed render covering.	The render covering appears in reasonable condition. It was noted that the render had been repaired in the past above the arched windows and at mid-span to the front elevation.			

Ref	Item	Construction	Condition	Repair	Photograph	Rating
2.5.9	Upper door to roof void	The upper door to the rear wall was provided in the form of a ledged and braced door.	The door appeared in reasonable condition from the flat roof area, although it was noted that the decoration was poor and some of the fixings had corroded.	Redecorate/ replace fixings.	149	2
2.5.10	Windows	The windows were constructed from timber and were in the form of tilting arched casements. The windows were provided with arched glazing bars and single glazing.	The windows appeared in reasonable condition however the decoration had begun to fail.	They require stripping, repainting and the failed putty needs to be redone. Following removal of the defective paint and putty, assessment should be made regarding any timber repairs which may be required.	171/172	2
2.6.0	<u>FLAT ROOF (ADJOINING THE REAR RIGHT FLAT ROOF & THE MAIN PLY MEMBRANE ROOF)</u>					
	Flashings					
2.6.1	Roof to parapet intersection	The roof to parapet intersection has been provided with a lead cover flashing.	It was noted that the cover flashing was in reasonable condition, with no obvious sign of defect.	N/A	188	1
2.6.2	Top of parapet	The parapet was provided with a lead capping.	It was noted that the capping was in reasonable condition, with no obvious sign of defect.	N/A		1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
2.6.3	Hopper inlets	The hoppers to the lower roof sections are served by lead flashing chutes.	It was noted that the flashings were in a state of disrepair.	Replace hopper inlets.	190/201	3
	Roof covering					
2.6.4	Flat roof covering	The roof was covered in a bituminous material. It appears that an old (possible defective) material had been covered in the past with the current bituminous felt.	It was noted that toward the eaves, the roof covering was looking tired. The internal areas below were not inspected as part of this survey; however it is recommended that these areas are assessed in order to determine the effectiveness of the current roof covering.	Replace roof covering.	198	3
	Rainwater goods					
2.6.5	Plastic rainwater strip	The flat roof was provided with a small rainwater strip to the underside of the felt drip	These rainwater strips are unlikely to aid the flow of water from the main roof however, the underside of the roof is provided with a box gutter.	N/A	198	1
2.6.6	Box gutter	The box gutter to the front of the roof is provided in what appears to be a single ply membrane.	The gutter was full of debris.	Clear gutter.	196	3

Ref	Item	Construction	Condition	Repair	Photograph	Rating
	Parapets and walls					
2.6.7	Main walls	Where visible, the walls appear to be constructed from masonry, which have been rendered.	The bell-cast and associated corner beads are cracked and defective on the external corner.	Localised repair works to bell cast.	197	3
2.7.0	<u>SINGLE PLY MEMBRANE ROOF</u>					
	Flashings					
2.7.1	Lead flashings	Where the ply membrane roof abuts vertical masonry, it has been provided with lead cover flashing. Additional flashings can be found adjoining the left flat roof section adjoining the end of the ply membrane gable at the far left of the roof.	All flashings appeared in reasonable condition with only minimal intervention required in order to straighten some of the apron flashing.	Carry out minor remedial works to apron flashings.		1
	Roof covering					
2.7.2	Single Ply Membrane Roof	The single ply membrane roof covering has been loose laid over the substrate and sealed at its joints.	Generally the roof appears in reasonable condition with the exception of two areas which have been provided with a retro-applied liquid membrane at some stage in their life. They comprise;			

Ref	Item	Construction	Condition	Repair	Photograph	Rating
			1. Area to the lower left edge of the hall structure- This area, particularly around the internal rain water inlet is likely the cause of damp staining which was found within the structure below.		200	
			2. Area to the front of the ply membrane roof covering adjacent to the main roof access.		306-307	
2.7.3	Generally		The roof is generally covered in debris.	Clean roof/ Investigate for further defects when clear.	211/240-251	1
			It was noted within the rear of the auditorium that a section of plasterboard had become affected by damp ingress, likely due to the blocked rainwater pipe at the rear of the left hand gutter.	Investigate gutter further and unblock.		3

Ref	Item	Construction	Condition	Repair	Photograph	Rating
	Rainwater goods					
2.7.4	Integral valleys and box gutters	All valleys, box gutters and rainwater provision are integral to the single ply membrane system and heat bonded in order to provide a robust seal.	It was noted that, with the exception of the above-mentioned issues, the gutters and valleys appeared sound. It was noted however that all concealed areas were suffering from significant build up of debris.	These areas should be routinely cleaned thoroughly.	211/240-251	2
	Parapets and walls					
2.7.5	Wall adjoining the left flat roof	The wall is likely constructed from random rubble which has been provided with a render.	The render to the wall is failing in various locations and should be hacked off and replaced as necessary.	Hack off defective areas and re-render	232	2
	Fixtures and fittings					
2.7.6	Roof hatch	The roof hatch was constructed from aluminium and provided with a plastic dome.	The roof hatch appeared in reasonable condition with no obvious sign of defect.	N/A		1
2.7.7	Ventilation grills	The ventilation grills were fabricated from aluminium	The ventilation grills appeared in reasonable condition	N/A		1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
2.7.8	M&E installation	<p>The M&E installation will be identified and commented on within Appendix B of this report. Only general issues will be commented on within this section.</p> <p>Generally, all items of M&E were supported either by proprietary structures or spreader plates to disperse the point loads across the roof covering.</p>	Generally the service installations appeared in reasonable condition.	N/A		1
2.7.9	Steel frame support to the Air handling Unit (AHU)	The frame was constructed from a steel frame and flashed to the main structure with ply membrane up-stands.	The frame appeared in reasonable condition although it was noted that the frame and a number of fixing points were corroding.	Prepare and decorate all fixing points.	276/ 293	2
2.7.10	Bird deterrent provision	The main roof was largely provided with bird deterrent wires spanning the width of the roof.	The bird deterrent system appeared in reasonable condition although heavily soiled. It was further noted that the supporting uprights were suffering from significant surface corrosion.	All bird wire installations require basic maintenance.	245/ 246	2
2.7.11	Lightning protection	The main roof was provided with lightning protection	No significant defects were highlighted as part of this report and will be commented in the M&E report in Appendix A.	N/A	249	1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
2.8.0	Stage tower roof and structure					
2.8.1	Generally	Owing to the location of the tower and its associated access restrictions it was not possible to inspect all facades of the structure, including the flat roof to the top.				
	Flashings					
2.8.2	Ridge and hips	The ridge and hips to the main roof are provided in a lead-roll finish.	The lead hips appeared in fair condition with no sign of defect	N/A	252-255	1
2.8.3	Parapet	The parapets to the roof were provided in lead	The apron flashing to the right chimney was lifted slightly. With the exception of the above, the lead-work was noted to be in reasonable condition.	Lead should be dressed into the rainwater goods.	252-255	2
2.8.4	Valleys	The valleys to the roof were provided in lead.	The valleys appeared in fair condition with no sign of defect.	N/A	252-255	1
2.8.5	Parapets	The upper edges of the parapets to the roof were provided in lead.	The valleys appeared in fair condition with no sign of defect.	N/A	252-255	1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
	Roof covering					
2.8.6	Pitched slopes	The main roof was provided in natural slate	The roof was in generally reasonable condition however some slates are loose and have slipped.	Localised repairs to slipped and missing slates	252-255	2
2.8.7	Flat roof	Owing to the location of the roof it was not possible to comment on its structure.	N/A	N/A		N/A
	Rainwater goods					
2.8.8	Parapet gutter	The roof was provided with a parapet gutter	Owing to the location of the gutter, it was not possible to inspect these items. However, internal inspection found no signs of significant defect. Leading us to believe the gutter is working effectively.	It may be reasonable, as part of the general maintenance of the building to allow for clearing the gutters in line with the clearance works required to the other areas.	252-255	1
	Parapets and walls					
2.8.9	External walls	The external walls are provided in a concrete block construction with a bucket handle mortar finish. The walls are provided at high level with decorative dentil moulding and other decorative features	The block-work wall appears in reasonable condition with no significant defects.	N/A	280	1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
	Fixtures and fittings					
2.8.10	Bird deterrent provision	The roof was provided with bird deterrent lines however owing to the location it was not possible to comment on their condition	N/A	N/A	252-255	N/A
2.9.0	Main front roof structure areas					
	Chimneys					
2.9.1	Chimneys	The roof is provided with 3no chimneys. Two chimneys are provided in squared granite which surmount in a decorative corbelling and bird spikes	The chimneys appeared in reasonable condition with no sign of defect as viewed from the ply membrane roof area.	N/A	302/271/272	1
		The third chimney is constructed in fair-face brick and is located to the far left of the front roof.	The chimneys appeared in reasonable condition with no sign of defect as viewed from the ply membrane roof area.	N/A	278-279	1
	Flashings					
2.9.2	Ridge and hips	The ridge and hips to the main roof are provided in a lead-roll finish.	The lead hips appeared in fair condition with no sign of defect.	N/A	272-274	1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
2.9.3	Roof protrusions	The Chimneys and back gutters were provided in lead.	The lead-work was noted to be in sound condition with no sign of defect.	N/A		1
2.9.4	Front parapet	The parapet to the front elevation was constructed from lead. Owing to access constraints during our survey, it was not possible to inspect the entire gutter area.	Owing to the remedial works required to the parapet capping on the front elevation, this area should be assessed when external access is arranged.		317-318	2
	Roof covering					
2.9.5	Rear slope	The main roof was provided in natural slate	The roof was in generally reasonable order however some slates have been cracked and slipped.	Remedial repairs are required to various cracks and slipped slates.	272-274	2
	Rainwater goods					
2.9.6	Rainwater goods to rear slope	The rainwater goods were provided in cast iron and were fixed to timber fascia boards.	The rainwater goods appeared in reasonable condition. It was noted that the fixings were rusting in various locations and the gutters were full of debris.	Replace corroded fixings and clear out gutters.	282/289	2

Ref	Item	Construction	Condition	Repair	Photograph	Rating
	Parapets and walls					
2.9.7	External walls	The main walls to the structure were provided in random rubble and pointed in what appeared to be a lime based mortar.	The render covering appears in reasonable condition. It was noted that the render had been repaired in the past above the arched windows and at mid-span to the front elevation.	N/A	289	1
		The flank elevations had been provided with a render material.	It was noted that to the rear left area, the render had visibly cracked and become detached from the substrate.	Remove defective areas and replace with a suitable render.	300	3
	Fittings and fixtures					
2.9.8	Extraction vent	The extraction vent to the rear wall was provided in galvanised sheet material.	It was noted that the vent was corroding along the welded seams and had some impact damage to the upper edge.	Remedial repairs to corroded areas.	269	2
3.0	<u>BASEMENT</u>					
3.1.0	Stage pit					
3.1.1	Pit Floor	Solid concrete with a mixture of vinyl and acrylic paint finish.	Heavily scuffed in areas and there are also areas of blown concrete.	Carry out minor repairs to concrete and redecorate painted floor.	1-5	2
3.1.2	Floor	Solid concrete with an acrylic paint finish.	Heavily scuffed in areas	Generally decorate.	1-5	2

**Hall for Cornwall, Truro
Schedule of Condition**

Ref	Item	Construction	Condition	Repair	Photograph	Rating
3.1.3	Part, underside of stage floor	Exposed timber structure	Good.	N/A	9-12	1
3.1.4	Walls	Rendered and painted concrete block partitions.	Generally scuffed, marked and chipped in areas.	General decoration.	1-6	2
3.1.5	Stage Walls	Sections of poured in-situ concrete/ timber stud partitions.	Scuffed, marked and chipped in areas.	General decoration.	1-6	3
3.1.6	Ceiling	Concrete with underlying services	Dirty. Various holes from previous fixtures and fittings. Marked and scuffed in areas.	General decoration.	1,5	2
3.1.7	Doors	Double doors solid timber, with vision panels. No DB08, DB09, DB05 & DB06	Heavily scuffed and marked. Ironmongery paint peeling off. Vision panels blocked out.	Unblock vision panels and carry out general decorations to doors.	6-8	3
3.2.0	Under stage					
3.2.1	Floor	Solid concrete with acrylic paint finish.	Heavily scuffed with minor damage in areas.	General decoration.	9,13	3
3.2.2	Walls	Walls partially blocked by stage equipment. Concrete block/in situ concrete.	Scuffed, marked and stained in areas.	General decoration.	9-12	2
3.2.3	Ceilings	Stage floor timber supported by metal posts and beams.	Good, however some timbers have split in areas.	Carry out remedial works to structurally stabilise timbers if required. Seek advice from a structural engineer.	9-12	3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
3.2.4	Doors	Single solid timber door. No. DB04 & DB11	Scuffed and marked.	General decorations.		2
3.3.0	Store adjacent to under stage					
3.3.1	Floor	Solid concrete with vinyl finish.	Heavily scuffed and marked. Areas are partially covered by equipment.	Replace flooring.	30-31	3
3.3.2	Walls	Part in situ concrete and rendered concrete blocks with acrylic paint finish.	Scuffed and marked heavily at the base of the walls.	General decoration.	30-31	3
3.3.3	Ceilings	In situ concrete with various underlying services over painted finish.	There are various holes from previous fixtures and fittings and generally the ceiling is marked and scuffed.	General decoration.	30-31	2
3.3.4	Doors	Single solid timber door. No. DB10.	Scuffed and marked.	General decorations.		2
3.4.0	Corridor					
3.4.1	Floors	Solid concrete with an acrylic paint finish partially covered by equipment.	Marked, scuffed and chipped.	General decoration	29	2
			Poor detailing around perimeter edge at base of wall.	Fill top of edge detailing.	29	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
			Note minor crack running underneath door to stairs.	Fill crack and redecorate.	29	2
3.4.2	Walls	Part in situ concrete/painted and rendered block work.	Holes from previous fixtures and fittings. Scuffed and marked in areas.	General decoration.	29	2
3.4.3	Ceiling	In situ concrete painted with various underlying services.	Holes from previous fixtures and fittings. Generally stained, scuffed and marked in areas.	General decoration.	29	2
3.4.4	Doors	Solid timber door, double and single. No.DB02,DB14 & DB12	Minor scuffs.	General decoration.	29	1
3.5.0	Lobby to Stair 4					
3.5.1	Floors	Solid concrete with an acrylic paint finish partially covered by equipment.	Marked, scuffed and chipped.	General decoration.	18-19	2
			Poor detailing around perimeter edge at base of wall.	Fill top of edge detailing.	18-19	2
3.5.2	Walls	Part in situ concrete/painted and rendered block work.	Holes from previous fixtures and fittings. Scuffed and marked in areas.	General decoration.	18-19	2
3.5.3	Ceiling	In situ concrete painted with various underlying services.	Holes from previous fixtures and fittings. Generally stained, scuffed and marked in areas.	General decoration.	18-19	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
3.6.0	Stair 2 & Lobby					
3.6.1	Floor	Solid concrete with acrylic paint finish.	Scuff marks in areas.	General decoration	14-17	2
3.6.2	Stairs	Pre cast concrete stairs with textured nosings and steel hand rails.	Nosings are chipped, stairs generally scuffed and marked. Handrails paint peeling, however generally in good condition.	General decoration.	14-17	2
3.6.3	Walls	Part in situ concrete and painted render block work.	Generally scuffed and marked.	General decoration.	14-17	2
3.6.4	Door	Solid timber door, double and single. No.DB01	Scuffed and marked	General decoration.		2
3.7.0	Switch Room					
3.7.1	Floor	Solid concrete with an acrylic paint finish.	Marked, scuffed and stained.	General decoration.	21-22	2
3.7.2	Walls	Painted rendered block which is mostly covered with electrical equipment.	Good.	N/A	21-22	1
3.7.3	Ceiling	Pre cast concrete.	Stained, scuffed and marked.	General decoration.	21-22	2
3.7.4	Door	Single panelled solid timber door. No.DB03	Slight damage to frame, however in generally good condition.	Carry out minor repairs to frame.	21-22	1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
3.8.0	Store/Staff Room					
3.8.1	Floor	Solid concrete with acrylic paint finish.	Heavily scuffed and marked.	General decoration.		3
3.8.2	Walls	Painted rendered concrete block with some timber boxing concealing services.	Heavily scuffed and marked with various chips to edge details on pillars.	General decoration.		2
3.8.3	Ceiling	Pre cast concrete with various underlying services.	Heavily marked and scuffed.	General decoration.		3
3.8.4	Kitchenette	Wall and base units with veneer finish. Worktop with veneer finish and a stainless steel sink and drainer.	The kitchenette is relatively new. Note missing handle to base units.	Replace handle on base unit.		1
3.8.5	Doors	Double solid timber door. No – DB06A	Scuffed and marked.	General decoration.		2
3.9.0	Compressor Room/Workshop					
3.9.1	Floor	Solid concrete with acrylic finish.	Heavy scuff marks.	General decoration.		3
3.9.2	Walls	Painted rendered concrete block works which has largely been concealed by services.	Heavily scuffed and marked.	General decoration.		3
3.9.3	Ceiling	Pre cast concrete with various underlying services.	Dirty and marked areas.	Clean.		2

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Schedule of Condition

Ref	Item	Construction	Condition	Repair	Photograph	Rating
3.10.0	Stair 4					
3.10.1	Floor	Solid concrete with acrylic paint finish.	Scuff marks in areas. Note items stored under stairs potential fire hazard as this is the fire escape route.	Remove all items stored under stairs. General decoration to flooring.	33-35	2
3.10.2	Stairs	Pre cast concrete stairs with textured nosings and steel hand rails.	Nosings are chipped, stairs generally scuffed and marked. Handrails paint peeling, however generally in good condition.	General decoration.	33-35	2
3.10.3	Walls	Part in situ concrete and painted render block work.	Generally scuffed and marked with minor damage to the right of the door frame on the stair side which is suffering from timber decay.	General decoration.	33-35	2
3.10.4	Ceilings	Pre cast concrete.	Stained.	Clean	33-35	2
3.10.5	Door	Single solid timber door. No.DB13	Scuffed and marked with a damaged frame as detailed above	General decoration		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.0	<u>GROUD FLOOR</u>					
4.1.0	Back quay foyer					
4.1.1	Floors	Solid floor with vinyl covering.	Floor was noted to be in a reasonable condition with the exception of scuff marks and general wear and tear.	N/A		1
4.1.2	Walls	Stone and plastered internally.	Damp at low level with signs of salt staining.	Hack off defective render and recover with a damp proof system. Redecorate as necessary.		2
			Minor shrinkage cracks in various locations.	General decoration.		2
4.1.3	Ceiling	Plasterboard skimmed and painted.	Noted to be in reasonable condition.	N/A		1
4.1.4	Doors	Timber framed doors with vision panels. No DG04-DG06	Doors were noted to be in reasonable condition with the exception of general scuff marks.	General decoration only.		2
4.1.5	Fittings and Fixtures	Tables and stools fixed to floor.	Items were noted to be in generally good condition.	N/A		1
4.1.6	Services	Radiators	Radiators were noted to be in reasonable condition with the exception of minor scuff marks.	General decoration required only.		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.2.0	Box office	Various joinery fittings including desks and decorated features to the rear.	All items were noted to be in reasonable condition.	N/A		1
4.3.0	Coffee shop	Various joinery fittings including desks and decorated features to the rear.	All items were noted to be in reasonable condition.	N/A		1
4.4.0	Lobby adjacent to the right of the box office					1
4.4.1	Floor	Solid floor with a carpet finish.	Carpet was noted to be in a reasonable condition.	N/A		1
4.4.2	Walls	Walls were provided in a mixture of solid masonry block and circa 600mm thick stone.	Walls were noted to be suffering from salts and damp at low level.	Hack off defective render and recover with a damp proof system. Redecorate as necessary.	1-2	2
4.4.3	Ceiling	Ceilings were plastered and painted.	Ceilings were noted to be in a reasonable condition.	N/A		1
4.4.4	Doors	Timber framed doors with vision panels.No.DG03-DG02	Doors were noted to be in reasonable condition with the exception of general scuff marks.	General decoration only.	3	2

Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.5.0	Left staircase servicing the front entrance					
4.5.1	Floor	The floor was provided in a solid structure which had been provided with a carpet.	Carpets were noted to be in a reasonable condition.	N/A		1
4.5.2	Walls	Concrete block and stone.	Noted damp at low level. Shrinkage cracks in wall adjoining neighbouring property	Hack off defective render and recover with a damp proof system. Redecorate as necessary.	5/7	2
			Scuff marks at low level.	General decoration.	4	
4.5.3	Ceiling	Ceilings were provided in plaster painted.	Ceilings were noted to be in a reasonable condition.	N/A		1
4.5.4	Stairs	Timber handrails provided to stairs with decorative nosing, balustrades and newels. Decorative moulded stringers were also provided.	All joinery to the stairs was noted to be in a reasonable condition and required only minimal decorative repairs.	General decoration	6	
4.5.5	Doors	Timber framed doors with vision panels. No.DG01	Doors were noted to be in reasonable condition with the exception of general scuff marks.	General decoration only.		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.6.0	Stage door lobby					
4.6.1	Floor	Solid floor provided with provided with vinyl.	Vinyl noted to be well used but serviceable with no signs of tearing or lifting.	Replace floor covering.	8	2
4.6.2	Walls	Concrete block and plastered stud walls.	Walls and partitions were noted to be in reasonable condition with poor decorative surfaces only.	General decoration.	9	2
4.6.3	Ceiling	Ceilings provided in plaster and painted.	Ceilings were noted to be in reasonable condition with decorative surfaces only.	General decoration.	9	2
4.6.4	Joinery	Desk installation.	Desk was noted to be serviceable.	N/A		2
4.6.5	Doors	Mixture of timber and solid doors. No – DGO7A,B&C, DGO7	General scuffs and marks	General decoration.		2
4.7.0	Stage door entrance					
4.7.1	Floor	Solid concrete painted.	Floor was noted to be in serviceable condition; however, the paintwork is missing in various locations.	General decoration.	10	2

Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.7.2	Walls	Walls provided in block work and stone an additional boxed area was located to the left side stage door lobby, which was provided in timber framework and boarded.	To the rear of the boxing there is a horizontal crack which ran along the coursing of the stone which requires minimal pointing repairs.	Attend to cracked mortar and general decoration- Ensure that the crack is monitored over time in order to assess any movement that may be occurring. If any movement occurs contact a structural engineer.	11-12	2
4.7.3	Ceiling	Composite floor deck. The structural members to the floor are coated in plasterboard.	The ceiling was noted to be in a fair condition with no obvious sign of defects.	N/A	13	1
4.7.4	Door	Single solid timber double door to SWEB Property. No. DG10 & DG12	Scuffed and marked	General decoration		2
4.7.5	NOTE: SWEB enclosure not inspected owing to no access.	N/A	N/A	N/A		N/A
4.8.0	Lift lobby					
4.8.1	Floor	Solid floor provided with carpet.	Carpet was noted to be in a reasonable condition.	N/A		1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.8.2	Walls	Walls were provided in concrete block which have been plastered and decorated.	Decoration was noted to be in a sub-standard condition. Walls were noted to be suffering from salts and damp at low level.	Hack off defective areas at low level and apply a form of tanking and re-plaster as necessary. General decorations as necessary.	14/ 17	3
4.8.3	Ceiling	Ceilings were provided in plaster and painted.	Decorations were noted to in sub-standard condition.	General decoration.	15	2
4.8.4	Doors	Doors were provided in timber framed and panelled doors with vision panels. No. DG13-DG14	Joinery was noted to be in a reasonable condition with the exception of general decoration.	General decoration.	16	2
4.9.0	Disabled toilet					
4.9.1	Generally	The WC areas were being decorated at the time of inspection. As a result, visual access of this area was limited.	From the limited inspection, it appeared that all areas were in reasonable condition, however decorations were substandard.	Decoration underway at time of inspection.		N/A
4.10.0	Stage door stairwell					
4.10.1	Floor	Stairs were provided in in-situ concrete and acrylic paint.	The decoration to the floor was noted to be in poor condition. The grip-tape nosing was noted to be in a poor condition.	General decoration.	18	3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.10.2	Walls	Walls were provided in stone and cement wash.	Cement was detached from the sub-strata at low level.	Hack off defective areas at low level and re-plaster as necessary. General decorations as necessary	19	3
			Decorations to the wall were poor.	General decoration.	19	3
		Partition walls to the stairwell were provided in concrete block work with bucket handle pointing.	Partition walls were significantly marked and require decoration, but otherwise sound.	General decoration.	20	2
4.10.3	Ceiling	Composite floor deck. The structural members to the floor are coated in plasterboard.	The ceiling was noted to be in a fair condition with no obvious sign of defects.	N/A		1
4.10.4	Doors	Stage doors were provided in metal clad flush doors. No.DG20 & DG21	Doors were noted to be serviceable; however, decoration was poor owing to impact damage.	General decoration	22	2
4.10.5	Stairs	Stairs are constructed from pre-cast concrete.	Nosings and decoration were noted to be in poor condition.	Replace nosing and general decoration	21	2
4.11.0	Maintenance room					
4.11.1	Floors	Floors were provided in solid concrete and painted.	Floors were noted to be in fair condition.	N/A		1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.11.2	Walls	Walls were provided in concrete block, rendered and painted.	Walls were noted to be in a fair condition.	N/A	23	1
4.11.3	Ceiling	Composite floor deck. The structural members to the floor are coated in plasterboard.	The ceiling was noted to be in a fair condition with no obvious sign of defects.	N/A		1
4.11.4	Doors	Double doors were provided in flush doors. No.DG22	Doors were noted to be in fair condition.	N/A		1
4.12.0	Ladder Room					
4.12.1	Floors	Floors were provided in solid concrete and painted.	Floors were noted to be in fair condition.	N/A		1
4.12.2	Walls	Walls were provided in concrete block, rendered and painted.	Walls were noted to be in a fair condition.	N/A		1
4.12.3	Ceiling	Composite floor deck. The structural members to the floor are coated in plasterboard.	The ceiling was noted to be in a fair condition with no obvious sign of defects.	N/A		1
4.12.4	Doors	Doors were provided in flush fire doors. No. DG26 & DG25	Doors were noted to be in fair condition.	N/A		1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.13.0	Auditorium lobby (nearest to main entrance)					
4.13.1	Floors	Patterned tiled solid floor.	It was noted that the tiled floor was significantly scratched, cracked and in bad decorative repair.	Replace the floor covering.	24	3
4.13.2	Walls	Masonry.	The walls have scratches and require decoration throughout.	General decoration.	25/27	2
			There were signs of significant cracking along the plinth level.	Hack off and replace.	25	2
4.13.3	Ceiling	Ceiling was provided in a suspended metal grid system.	Circa 10% of the ceiling tiles were damaged and require replacement.	Replace tiles where necessary.		2
4.13.4	Doors	Doors were provided in double flush doors. No. DG16,DG16A	Doors appeared in reasonable condition with only minimal decoration works to be undertaken.	General decoration	26	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.14.0	Auditorium lobby (bar area)					
4.14.1	Floor	Patterned tiled solid floor.	Cracking to tiling running from bar area to opposite wall and various cracking in localised areas. It was noted that the tiled floor was significantly scratched, cracked and in bad decorative repair.	Replace the floor covering.	28-33	3
4.14.2	Walls	Walls were provided predominantly in concrete block which had been rendered and painted. The partition between the lobby area and the main Auditorium was provided in a boarding material.	Cracking of board edges to the Auditorium partition.	Carry out remedial works and decorate.		2
			Minor scuff marks and shrinkage cracking to concrete block wall.	Carry out remedial works and decorate.		2
4.14.3	Ceiling	Suspended ceiling with ceiling tiles.	Suspended ceiling system was stained and damaged to circa 50%.	Replace defective tiles.	34-35	3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.14.4	Doors	Doors were provided in double flush doors. No.DG42 – DG44	Doors appeared in reasonable condition with only minimal decoration works to be undertaken.	General decoration		2
4.15.0	Bar					
		Bar top was provided in a granite slab. The underside plinth to the bar was provided in mirror and painted panels.	It was noted that the bar was predominantly in good order.	N/A	36	1
4.16.0	Auditorium lobby (rear lobby)					
4.16.1	Floors	Patterned tiled solid floor.	It was noted that the tiled floor was significantly scratched, cracked and in bad decorative repair.	Replace the floor covering.	37	3
4.16.2	Walls	Concrete block rendered and painted.	The walls are generally scratched and marked.	General decoration.	38	2
			There were signs of significant cracking along the plinth level.	Hack off and renew.	38	2
4.16.3	Ceiling	Suspended ceiling and ceiling tiles.	Circa 10% of the ceiling tiles were damaged and require replacement.	Replace defective tiles.	39	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.16.4	Doors	Doors were provided in double flush doors. No. DG35, DG37-DG40 & DG55-DG57	Fire doors appeared in reasonable condition with only minimal decoration works to be undertaken.	General decoration.		2
4.17.0	Cellar Room					
4.17.1	Floor	Floor was provided in a solid construction with vinyl covering.	It was noted that the vinyl cover was in a significant state of disrepair and there were numerous trip hazards.	Replace entirely.	40-42	3
4.17.2	Walls	Walls were provided in a concrete block, rendered and painted.	Minor shrinkage cracking and poor decoration.	General decoration.		2
4.17.3	Ceiling	Suspended ceiling and ceiling tiles.	It was noted that the ceiling was in fair condition although tiles had been mismatched throughout.	N/A	43	2
4.17.4	Doors	Doors were provided in flush timber doors with timber architraves and frames. No.DG49 & DE06	Although doors were suffering from minimal impact damage and in need of decoration, it can be considered in reasonable repair.	General decoration.	44	2
4.18.0	Washing Room					
4.18.1	Floor	Solid construction with vinyl covering.	Vinyl was noted to be in serviceable condition.	N/A		1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.18.2	Walls	Concrete block with a rendered and painted finish.	Significant cracks were located around the doors between the cellar room and the wash room.	Rake out and fill cracks/ Redecorate.	45-46	3
4.18.3	Ceiling	Suspended ceiling and ceiling tiles.	It was noted that several missing panels and significant staining had occurred to the ceiling.	Investigate source of water ingress/ Replace ceiling tiles.	47	3
4.18.4	Door	Doors were provided in flush timber doors with timber architraves and frames. No. DG48, DG47A & DG47B	Although doors were suffering from minimal impact damage and in need of decoration, they can be considered in reasonable repair.	General decoration.	48	2
4.19.0	Bar Service Area					
4.19.1	Floor	The floor was provided in non slip vinyl.	The floor covering was noted to be in a serviceable condition, although it was noted that the covering was reasonably old.	Floor covering coming to the end of its serviceable life and will need to be replaced in the near future.	49	2
4.19.2	Walls	It was noted that the walls were largely obscured by the bar fittings and fixtures.	To the main entrance to the bar area from the wash room area it was noted there were shrinkage cracks around doors.	General decoration.		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.19.3	Ceiling	Suspended ceiling and ceiling tiles.	It was noted that the grid system and associated panels were old, but serviceable.	Consider replacing ceiling tiles.	50	2
4.19.4	Joinery	Bar fittings and fixtures were provided in timber.	Although the joinery appears dated, it is in reasonable good decorative and structural repair.	N/A	51	1
4.20.0	Entrance lobbies to main lobby area					
4.20.1	Floor	Carpet onto solid construction.	Carpets were noted to be in reasonable condition.	N/A		1
4.20.2	Walls	Walls were a mixture of solid stone and masonry which had been rendered in a rough cast material.	Minor shrinkage cracks at intersections between differing materials.	General decoration.	52	2
4.20.3	Ceiling	Ceilings are provided in plasterboard which had been skimmed and painted.	Minor shrinkage cracks in various locations and at board edges.	General decoration.	53	2
4.20.4	Door	Timber flush doors and associated architraves. No. DG15,DG17 & DG19	Doors were in reasonable working order, however, were suffering from scuffs at low level and require decoration.	General decoration.	54	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.21.0	Baby changing room					
4.21.1	Floor	Vinyl onto solid sub structure.	Vinyl covering was noted to be in serviceable condition, however it was noted that the floor covering was reasonably old.	Floor covering coming to the end of its serviceable life and will need to be replaced in the near future.		2
4.21.2	Walls	Concrete block, rendered and painted construction.	Minor scuffs at low level and decorations are required throughout.	General decoration.	56	2
4.21.3	Ceiling	Suspended metal grid system with ceiling tiles.	It was noted that the ceiling system was old but serviceable.	N/A		2
4.21.4	Fixtures and Fittings	Baby changing facilities were provided with basic sanitary installation.	It was noted that the sanitary installation was in reasonable repair.	N/A		1
4.21.5	Door	Single timber door – No.DG30	Scuffed and marked	General decoration		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.22.0	Ladies toilet					
4.22.1	Floor	Vinyl onto solid structure.	<p>It was noted that the vinyl covering was old but in serviceable condition.</p> <p>It should be noted that some of the edges are starting to lift and the covering is reaching the end of its useable lifespan</p>	Replace floor covering.	57	3
4.22.2	Walls	Concrete block, rendered and painted construction.	It was noted that the walls were in reasonable condition with the exception of localised impact damage, particularly to the external corners.	General decoration and repairs required.	58	2
4.22.3	Ceiling	Suspended metal grid system and ceiling tiles.	It was noted there was significant staining and some damage to localised areas circa 10%.	Replace tiles where necessary.		2
4.22.4	Fixtures and Fittings	Toilet area was provided with toilets, wash hand basins and hand dryers.	All sanitary installations appeared in reasonable condition.			1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.22.5	Door	Main doors were provided as timber flush doors with associated timber architraves. No.DG34 & DG33 Cubicles were provided in a grey melamine system.	It was noted that the doors were suffering from impact damage but otherwise appeared in reasonable condition.	General decoration.	59	2
4.23.0	Cleaners room					
4.23.1	Floor	Solid concrete construction partially covered in carpet.	Floors appeared in reasonable condition.	N/A		1
4.23.2	Walls	Solid concrete block walling and stonework.	It was noted there were minimal shrinkage cracks, but otherwise walls appeared in reasonable condition.	General decoration.		1
4.23.3	Ceiling	Suspended metal grid system.	Ceiling appeared in reasonable condition.	N/A		1
4.23.4	Doors	Single timber doors. No. DG27 & DG28	General scuffs and marks	General decoration		1
4.24.0	Lift lobby & stairwell to the rear					
4.24.1	Floor	Floors were provided in a solid construction with carpet overlay.	Carpet was noted to be in a reasonable condition.	N/A		1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.24.2	Walls	Walls were provided in concrete block, rendered and pained and stone construction.	It was noted there was a loose ventilation grill adjoining the male W.C., lobby.	Re-fix/ replace grill	60	3
			It was noted there was damp at low level on the upper landing towards the main entrance from the under-croft.	Hack off defective areas and replace with an appropriate remedial repair.	61	3
			Horizontal crack circa 2m running from the base of the stairs to the midpoint of the main entrance door. It was further noted that the area had become detached from the sub-strata.	Rake out defective area and repair/ redecorate. Carry out stitch repairs to crack.	62	3
4.24.3	Ceilings	Plastered and painted.	Ceilings were noted to be in a reasonable condition.	N/A		1
4.24.4	Doors	The doors were provided in a mix of flush and timber panel doors. No. DG58, DG60, DG45A, DG62, DG61, DG59	Generally fine with the exception of impact damage.	General decoration and remedial works to damaged walls.		2
4.25.0	Lift motor room					
4.25.1	Floor	Solid concrete.	Concrete floor was noted to be in a reasonable condition.	N/A		1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.25.2	Walls	Masonry and stone.	It was noted there was a patch of loose render circa 2m ² which had become detached from the sub-strata.	Hack off, re-render and decorate.	63	3
4.25.3	Ceiling	The ceiling was provided with the concrete stair structure above.	No significant defects.	N/A		1
4.26.0	Male toilet					
4.26.1	Floor	Vinyl on two solid sub-strata.	The vinyl was noted to have stained to the edge of the urinal and was generally noted to be old.	Replace.	64	3
4.26.2	Walls	Concrete Block work, rendered and painted and solid stone.	It was noted there was salt staining at low level and damp throughout.	Hack off defective areas and replace with an appropriate remedial repair.	65	3
4.26.3	Ceiling	Suspended metal grid system.	It was noted that the ceiling system was old but serviceable.	Consider replacement.		2
4.26.4	Fixtures and Fittings	Provided with urinals to sides, island wash hand basin units and associated toilets to the far end.	It was noted although old, all sanitary installations were in a reasonable condition.	N/A		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.26.5	Doors	Main doors were provided as timber flush doors with associated timber architraves. Cubicles were provided in a grey melamine system. No.DG46 & DG46a	It was noted that the doors were suffering from impact damage but otherwise appeared in reasonable condition.	General decoration.	66	2
4.27.0	Male toilet lobby					
4.27.1	Floor	Vinyl on solid structure.	The vinyl was in a reasonable condition, although fairly old with some edges lifting in minimal locations.	Replace.		3
4.27.2	Walls	Walls were provided in masonry and stone construction with partial render covering.	It was noted that paint and render were peeling off at low level with visible signs of salt and damp.	Hack off defective areas and replace with an appropriate remedial repair. General decoration.	67-68	3
		The doorway was provided with a timber stud wall	There was significant cracking around the masonry to stud intersection.	Rake out and replace.	69	3
4.27.3	Ceiling	Suspended metal grid with ceiling tiles.	It was noted that although old the suspended metal grid appeared in reasonable condition.	Consider replacing		2
4.27.4	Door	The doors were provided in flush timber doors. No.DG45	Generally fine with the exception of impact damage.	General decoration.		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.27.5	Store Cupboard	It was noted that the store cupboard was difficult to access owing to the volume of items within.	No access	N/A		N/A
4.28.0	Allen room					
4.28.1	Floor	The floor was provided in a solid material which has been covered with vinyl.	It was noted that the cover strip to the vinyl up-stand had become detached to the right flank wall.	Replace cover strips.	70	3
4.28.2	Walls	Walls were provided in stone.	The wall was suffering from general shrinkage cracking and was in need of decoration. It was noted that the render covering had become loose at low level likely owing to damp. The walls were also cracking, particularly at wall to wall intersections.	Hack off defective areas and replace with an appropriate remedial repair. General decoration.	71/73-76	3
4.28.3	Ceiling	In-situ composite slab.	It was noted that the ceiling in this area was in reasonable condition.	N/A		1
4.28.4	Doors	Main doors were provided as timber flush doors with associated timber architraves. Cubicles were provided in a grey melamine system. No.DG30, DG31 & DG31A	It was noted that the doors were suffering from impact damage but otherwise appeared in reasonable condition.	General decoration,		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.29.0	Toilet to Allen room					
4.29.1	Floor	Vinyl on solid sub-strata.	It was noted that the vinyl was old but serviceable.	Floor covering coming to the end of its serviceable life and will need to be replaced in the near future.		2
4.29.2	Walls	Concrete block, rendered and painted and timber studwork.	It was noted that the masonry and studwork were in reasonable condition with the exception of general decoration.	General decoration	72	2
4.29.3	Fittings and fixtures	The toilets were provided with W.Cs and wash hand basin.	It was noted that all fittings and fixtures were in a reasonable condition.	N/A		1
4.30.0	Stage entrance					
4.30.1	Floor	Vinyl on solid sub-strata.	It was noted that the vinyl was old but serviceable.	Floor covering coming to the end of its serviceable life and will need to be replaced in the near future.	77	2
4.30.2	Walls	The walls were provided in solid masonry.	It was noted that the walls were heavily scuffed and marked, however there were no signs of significant defects.	General decoration.	77	2
4.30.3	Ceiling	In-situ composite slab	Good.	N/A		1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.30.4	Doors	Solid timber doors. No. DG29 & DG32	It was noted that the door was in serviceable condition; however, it was in need of general decoration.	General decoration		2
4.31.0	Stairs to dressing area					
4.31.1	Floor	The floor was provided in painted concrete.	Floors were noted to be in reasonable condition with the exception of decoration.	General decoration.	78	2
4.31.2	Walls	Walls were provided in stone and concrete block, rendered and painted.	It was noted that the walls were heavily scuffed and marked, however there were no signs of significant defects. It was noted that the lagging around the ventilation ducts was ripped and shedding insulation.	General decoration, replace lagging to ducts.	79	3
4.31.3	Ceiling	The ceiling is provided in mass concrete underside of stairs.	Underside of stairs was in reasonable condition.	N/A		1
4.31.4	Doors	Solid timber doors. No.DG50, DG54	Decoration etc was in reasonable condition.	N/A		1
4.32.0	Lobby to rear dressing room					
4.32.1	Floor	Painted concrete.	Paint missing in localised areas.	General Decoration.		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.32.2	Walls	Walls were provided in stone and concrete block, rendered and painted.	It was noted that render was peeling from the wall adjacent to the door.	Hack off repair and redecorate.	80	3
4.32.3	Ceiling	Ceilings were plastered and painted.	It was noted that there were general shrinkage cracks and in need of decoration.	General decoration.	81	2
4.32.4	Doors	Solid timber doors. No. DG51	It was noted that the door was in serviceable condition; however, it was in need of general decoration.	General decoration		2
4.33.0	Second lobby to dressing room					
4.33.1	Floor	Painted concrete.	Paint missing in localised areas.	Redecorate		2
4.33.2	Walls	Walls were provided in stone and concrete block, rendered and painted.	The walls were suffering from damp at low level and require decoration.	Hack off and carry out damp remedial works and generally decorate.	82-83	2
4.33.3	Ceiling	Ceilings were plastered and painted.	It was noted that there were general shrinkage cracks and in need of decoration.	General decoration.		2
4.33.4	Doors	Solid timber doors. No.DG52	It was noted that the door was in serviceable condition; however, it was in need of general decoration.	General decoration		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.34.0	Dressing room					
4.34.1	Floor	Vinyl onto solid floor.	It was noted that the vinyl to the above was splitting in various locations and has reached the end of its lifespan.	Replace.	85	3
4.34.2	Walls	Walls were provided in stone and concrete block, rendered and painted.	It was noted that there was damp at low level and significant areas of defective render.	Hack off and carry out damp remedial works and generally decorate.	86-87/ 90	3
4.34.3	Ceiling	Plastered and painted.	It was noted there were numerous nail pops across the ceiling and cracking in general locations.	Re-fix and decorate.	88-89	3
4.34.4	Doors	Solid flush doors internally and externally. Door and desks which serve the dressing room mirrors. No.DG53, DG53A & DE07	In need of general decoration.	Generally decorate.		2
4.34.5	Joinery	Desks which serve the dressing room mirrors.	It was noted that the worktop supporting the washing machine was under excessive load	Reinforce	84	3

Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.35.0	Toilets to dressing room					
4.35.1	Floor	Vinyl onto solid floor.	Vinyl was noted to be old but serviceable.	Floor covering coming to the end of its serviceable life and will need to be replaced in the near future.		2
4.35.2	Walls	Walls were provided in stone and concrete block, rendered and painted.	Walls appeared in reasonable condition with only need for general decoration. It was noted that the caulking to the door frame had become detached.	General decoration, redo caulking to door frame.		2
4.35.3	Ceiling	Plastered and painted.	The ceiling was suffering from nail popping in general locations.	Re-fix/ redecorate.	92	2
4.35.4	Fittings and Fixtures	The Toilet was provided with W.C wash hand basin and a shower.	It was noted that part of the service installation for hot water was provided with an overflow which expelled onto the vinyl floor which in turn is affecting adjacent areas. In addition, it is likely that the water has caused issues under the boxing.	Investigate within boxing for associated defects and reroute overflow effectively.	91	3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
4.36.0	Stage					
4.36.1	Floor	The floor to the stage was provided in a floating timber floor.	It was noted that the stage area was scuffed and missing paint in general locations and required basic decoration works.	General decoration.	94	2
4.36.2	Walls	The walls were provided to the flank of the stage in masonry, the rear of the stage was dry lined and boarded in a timber material.	It was noted that the rear and side walls required only decoration works.	General decoration.	95-96	2
5.0	<u>FIRST FLOOR</u>					
5.1.0	Kitchen					
5.1.1	Floor	Concrete floor with a vinyl finish.	Minor marks and scuffs.	Floor covering coming to the end of its serviceable life and will need to be replaced in the near future.	92-95	2
5.1.2	Walls	Part rendered and painted concrete block walling and part stone walling with a plastic sheeting washable finish.	Minor scuffs and marks.	General decoration.	92-95	2
5.1.3	Ceiling	Plastered and painted.	Minor scuffs with holes from previous fixtures and fittings.	General decoration.	92-95	2
5.1.4	Doors	2x solid timber doors. No. DM06 & DM07	Minor scuffs.	General decoration.	92-95	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.1.5	Services	Kitchen units/extraction fan.	Good.	N/A	92-95	1
5.2.0	Kitchen lobby				96-99	
5.2.1	Floor	Solid concrete with vinyl finish.	Good.	N/A	96	1
5.2.2	Walls	Painted rendered concrete block.	Heavily scuffed with damaged plasterwork.	General decoration.	96-97	3
			Large crack running down the length of the wall	Carry out remedial works to stitch crack and decorate.		3
5.2.3	Ceiling	Plastered and painted with access panel.	Heavily scuffed and marked.	General decoration.	97-98	3
5.2.4	Services	Exposed pipe-work.	Pipe insulation damaged.	Make good pipe insulation.	96	3
5.2.5	Doors	Double solid timber doors. No. DM05.	Heavily chipped and marked with damage to door frame.	General decoration and remedial works to door frame.	95,96	3
5.3.0	Entrance lobby to kitchen				91	
5.3.1	Floor	Concrete with vinyl finish.	Good.	N/A		1
5.3.2	Walls	Part rendered and painted concrete block walling and part stone walling.	Damaged in areas and heavily scuffed and marked.	General decoration and remedial work.		3
			Crack to wall left of door.	Carry out remedial works to stitch crack and decorate.		3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.3.3	Ceilings	Suspended ceiling with ceiling tiles.	Damaged, with loose tiles and minor scuffs.	Replace loose and damaged ceiling tiles.		3
5.3.4	Joinery	Coving detail.	Poorly finished and damaged.	Carry out remedial works and decorate.		3
5.3.5	Services	Exposed pipe-work.	Good.	N/A		1
5.3.6	Doors	Solid timber doors with vents and vision panels. No.DM08	Minor scuffs with heavily damaged frames at lower level.	General decoration and remedial works to door frame.		3
5.4.0	Lobby off stairs 2				100-107	
5.4.1	Floor	Concrete with vinyl finish.	Good.	N/A	100	1
5.4.2	Walls	Part rendered and painted concrete block walling and part stone walling.	Damaged in areas and heavily scuffed and marked.	General decoration.	101,103,105	3
5.4.3	Ceilings	Suspended ceiling with ceiling tiles.	Damaged and loose tiles and minor scuffs.	Replace loose and damaged ceiling tiles.	102,104	3
5.4.4	Joinery	Coving detail.	Poorly finished and damaged.	Carry out remedial works and decorate.		3
5.4.5	Services	Exposed pipe-work.	Good.	N/A		1
5.4.6	Doors	Solid timber doors with vents and vision panels. No. DM23, DM22, DM19, DM04	Minor scuffs with heavily damaged frames at lower level.	General decoration and remedial works to door frames.	105-106	3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.5.0	Staff room				116-118	
5.5.1	Floor	Concrete with vinyl finish.	Heavy marked and scuffed.	Replace vinyl flooring		3
5.5.2	Walls	Concrete block painted walls. Walls partially blocked at the time of inspection.	Minor scuffs and marks.	General decoration.	117	2
5.5.3	Ceilings	Metal sheeting to underside of roof with exposed services.	Good	N/A	118	1
5.5.4	Doors	2 x solid timber doors with vision panels and vents. No.DM20, DM21 & DM19	Doors generally scuffed and marked with minor damage to frames.	General decoration and remedial works to door frame.	116	3
			Damage to 1 no. vent.	Replace 1 no. vent.		
5.6.0	Store room				111-115	
5.6.1	Floor	Solid concrete with vinyl finish.	Minor marks and scuffs.	General decoration.	112	2
5.6.2	Walls	Painted and rendered block walls partially covered at the time of inspection.	Marked with minor scuffs.	General decoration.	111-113	2
5.6.3	Ceiling	Suspended ceiling and ceiling tiles.	Stained in areas and poorly finished.	Replace loose and damaged ceiling tiles.	113	2
5.6.4	Joinery	Timber boxing.	Stained.	General decoration.	113	2
5.6.5	Services	Strip light and cold store.	Stained strip lighting. Cold store – good.	Clean strip lighting.	114-115	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.7.0	Male toilet adjacent to lobby off stairs 2				108-110	
5.7.1	Floors	Concrete with vinyl finish.	Heavily stained and torn in areas.	Consider replacing floor finish.	108,110	3
			Poor detailing around floor gulley due to continues leak on the floor.	Fix leak and make good in line with replacing floor finish as detailed above.	108	
5.7.2	Walls	Mixture of painted rendered block-work, stonework with plaster finish and timber stud partitions with plastered and painted finishes.	Heavily stained and scuffed.	General decoration.	109-110	3
5.7.3	Ceilings	Suspended ceiling with ceiling tiles.	There are a number of loose and damaged tiles.	Replace loose and damaged ceiling tiles.	109	3
5.7.4	Sanitary ware	Urinals, W.C pan with concealed cistern.	Dirty and damaged in areas.	Replace damaged sanitary ware with matching and clean down all others.	108	3
5.7.5	Joinery	Timber boxing.	Stained and dirty.	General decoration.		3
5.7.6	Services	Convection radiator	Corroding in areas and stained.	General decoration.	110	3
5.7.7	Doors	Single timber doors. No. DM18 & DM17	General scuffs and marks	General decoration.		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.8.0	Stars Restaurant				69-72	
5.8.1	Floor	Concrete with timber board finish.	Floor worn due to heavy foot traffic although generally in good condition.	Clean floor and reseal.	69-70	1
			Some floorboards were noticeable lifting around perimeter.	Consider locally replacing floorboards to perimeter.		3
5.8.2	Walls	Mixture of stone, plaster finish, painted and rendered concrete block and timber partitions. Plastered and painted finish.	Generally minor scuffs and marks.	General decoration.	69-72	2
		There are also a number of granite columns.	Good.	N/A	69	1
5.8.3	Ceiling	Plastered and painted with access panel.	Poor detailing around light fixings.	General decoration.	69-71	2
5.8.4	Joinery	Timber skirting to perimeter of room other than section of stone walling.	Minor scuffs and marks.	General decoration.	69-72	2
5.8.5	Services	Recessed lights.	Good.	N/A		1
5.8.6	Handrails to mezzanine floor overlooking café below	Metal, painted black.	Good, however paint has been chipped in areas.	General decoration.	78-83	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.8.7	Stairs Down to Ground Floor	Pre fabricated steel stairs finished with timber treads and textured nosing.	The timber treads are generally worn, scuffed and marked.	Clean and replace textured nosings	78-83	2
5.8.8	Balustrades	Stainless steel balustrades with glass infill.	Stainless steel is generally in a good condition although glass infill's slightly dirty.	Clean glass and polish and protect stainless steel.	78-83	2
5.8.9	Doors	Double timber doors. No. DM02, DM01 & DM03	General scuffs and marks	General decoration		2
5.9.0	Ocean Bar	Access could not be gained into the ocean bar at the time of the inspection.	Not Known	N/A		1
5.10.0	Main Entrance Stairs				73-76, 53-54	
5.10.1	Floor	Solid concrete with carpet finish and nosing.	Good.	N/A		1
5.10.2	Walls	Stone with plaster finish and painted.	Minor scuffs and marks generally.	General decoration.	75	2
5.10.3	Ceiling	Plaster and painted.	Good.	N/A		1
		Areas of suspended ceiling with ceiling tiles.	Some ceiling tiles stained and loose due to a possible leak.	Rectify leak and replace stained and loose tiles.	54	3
5.10.4	Balustrades	Timber balusters and handrails on running up the entire length of the stairs	Good, although minor scuffs and chips to paint.	General decoration.	74	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.11.0	Male toilet adjacent to entrance stairs				56-58	
5.11.1	Floor	Concrete with vinyl finish.	Scuffed and stained.	Floor covering coming to the end of its serviceable life and will need to be replaced in the near future.		2
5.11.2	Walls	Painted rendered concrete/timber stud partitions.	Scuffed and marked with dampness to wall around urinal.	General decoration.		3
5.11.3	Ceiling	Suspended ceiling.	Minor scuffs.	Replace scuffed tiles.		2
5.11.4	Sanitary ware	W.C., pans with concealed cisterns, urinals with pre fabricated toilet cubicles.	Poor finish around W.C's. Toilet cubicles chipped and dated.	Remove mastic from all sanitary ware and redo. Carry out remedial work to cubicles.	58	2
5.11.5	Services	Convection radiator.	Radiator marked and scuffed.	General decoration.		2
5.11.6	Doors	Solid timber doors. No. DM10 & DM09	Heavily scuffed, paint chipped and minor damage to frame.	General decoration and carry out remedial works to the door frame.		3
5.12.0	Lobby to auditorium adjacent to main entrance lobby				55	
5.12.1	Floor	Solid concrete and carpet finish.	Minor stains.	Clean floor.		1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.12.2	Walls	Mixture of rendered and painted concrete block and timber studs and plastered walls with a textured finished render.	Damage to walls from doors with minor scuffs and marks. Poor finish to the wall at its base above skirting detail.	Carry out remedial works to damaged wall and generally decorate.		2
5.12.3	Ceiling	Suspended ceiling tiles.	Good.	N/A		1
5.12.4	Doors	2 x double timber doors. No. DM12 & DM13	Minor scuffs and marks	General decoration.		1
5.13.0	Female toilet & lobby adjacent to stars restaurant				59-63	
5.13.1	Floor	Solid concrete vinyl finish.	Generally marked and scuffed.	Clean	62	2
5.13.2	Walls	Painted and rendered concrete block.	Heavily scuffed and chipped on edge detailing.	Generally decorate.	61,63	2
5.13.3	Ceiling	Suspended ceiling with ceiling tiles.	Good to toilet area.	N/A		1
5.13.4			Ceiling tiles stained from water ingress to lobby area.	Carry out remedial works to rectify water ingress and replace tiles.	59-60	3
5.13.5	Services	Convection radiator.	Slight corrosion.	Carry and remedial works and decorate.	62	2
5.13.6	Sanitary ware	W.C. pans, concealed cisterns, wash hand basins.	Good.	N/A	62	1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.13.7	Door	Solid timber doors with vision panels to some. No. DM16 & DM14	Frames suffering minor damage and doors generally scuffed.	Generally decorate and carry out remedial works to both doors and frames.	61-62	3
5.14.0	Disabled toilet adjacent to entrance stairs				51-52	
5.14.1	Floor	Solid concrete with vinyl finish.	Scuffed, stained and marked.	Clean	51	2
5.14.2	Walls	Mixture of painted and rendered concrete block wall with plastered finish and painted and timber stud partition, plastered and painted.	Heavily scuffed and marked.	General decoration.		3
5.14.3	Ceiling	Mixture of plaster and painted and suspended ceiling tiles.	Scuffed in general with holes from previous fixtures and fittings.	General decoration.	52	3
			Ceiling tiles loose.	Replace loose ceiling tiles.	52	3
5.14.4	Sanitary ware	W.C, concealed cistern, wash hand basin, hand rails and grab rails.	Poor finishing around W.C's.	Remove mastic from all sanitary ware and redo.	51	2
5.14.5	Doors	2 x solid timber doors. No.DM11A & DM11	Heavily scuffed with damaged frames.	General decoration.	50	3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.15.0	Helford Room				130-139	
5.15.1	Floor	Timber with a vinyl finish.	Poor coving detail, minor scuffs and marks with a patchy finish.	Floor covering coming to the end of its serviceable life and will need to be replaced in the near future.	131-132	2
5.15.2	Walls	Mixture of painted render concrete block and stone walling with plaster finish.	Heavily scuffed with minor thermal cracking.	Hack off plaster and re-plaster and decorate.	130-139	3
			Mould staining from condensation.	Clean off and decorate.	136,138-139	2
5.15.3	Ceiling	Plastered and painted finish.	Holes from previous fixtures and fittings.	Generally decorate.	135-136	3
			Peeling paint, minor thermal cracking and generally marked and scuffed.	Hack off plaster and re-plaster and decorate.	138-139	3
5.15.4	Services	Convection radiator.	Chipped.	Generally decorate.		2
5.15.5	Doors	2 x solid timber doors. No. DM46 & DM47	Minor scuffs.	Generally decorate.	131	2
5.15.6	Window	Timber casement windows, single glazed.	Paint peeling. Evidence of cracking to window, possible timber decay.	Carry out timber repairs to rectify timber decay and decorate.	138-139	3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.16.0	Stairs 4				122-129	
5.16.1	Floor	Cast concrete stairs finished with acrylic paint and textured nosing.	Minor chips to paint and concrete and generally scuffed in areas.	General decoration.	123	2
5.16.2	Walls	Part rendered and painted concrete block walling and part stone walling	Damage to top of wall at landing level.	Carry out remedial works to damaged section of walls.	125	2
5.16.3	Ceiling	Solid concrete plaster finish.	Thermal movement cracking to plaster in areas.	Hack off plaster, re-plaster and decorate to all areas where thermal cracking is evident.	125	2
			Plasterwork not complete and painted in areas.	Complete plasterwork to ceiling and decorate.	129	2
5.16.4	Balustrade	Metal and painted.	Worn and chipped in areas.	General decoration.	125	2
5.16.5	Services	Exposed services.	Good condition.	N/A	129	1
5.16.6	Door	Double timber solid door. No. DM45	Marked and scuffed	General decoration.	128	2
5.17.0	Kenwyn room lobby				142-146	
5.17.1	Floor	Concrete with vinyl finish.	Poor coving detail, floor generally chipped and dirty.	Clean and make good coving detail.	143,145-146	2
5.17.2	Walls	Mixture of painted rendered concrete block and stone walling with plastered finish.	Areas of possible dampness indicated with staining. Walls generally scuffed and marked.	Carry out damp remedial works and generally decorate.	143-146	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.17.3	Ceiling	Metal sheeting.	Good.	N/A	144	1
5.17.4	Door	Single panel solid timber door with vision panel. No.DM4	Good. Slight chip marks to frame.	Generally decorate.	142,146	1
5.17.5	Joinery	Boxing at high level.	Minor scuffs and marks.	Generally decorate.		2
5.18.0	Kenwyn Room				147-149	
5.18.1	Floor	Solid concrete vinyl finish.	Stained and scuffed with poor coving detail.	Clean and make good coving detail.	149,150	2
5.18.2	Walls	Painted rendered concrete block walls.	Stained in areas and generally scuffed and marked.	Generally decorate.	147-149	2
5.18.3	Ceiling	Metal sheet finish with boxing to underside as well as exposed services.	Minor differential movement between boxing and wall finish indicated by hairline cracking.	Generally decorate.	148-149	2
5.18.4	Sanitary Ware	WC and concealed cistern, wash hand basin and shower	Dated, but in good condition.	N/A		1
5.18.5	Services	Convection radiator.	Good.	N/A		1
5.18.6	Doors	3 x solid timber doors with vision panel and vents. No. DM40, DM38 & DM39	Minor scuffs, but in generally in good condition.	Generally decorate.	147	1
5.19.0	Female toilet next to Kenwyn Room				152-154	
5.19.1	Floor	Solid concrete with vinyl finish.	Minor marks and scuffs.	Replace with new vinyl floor.	153	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.19.2	Walls	Part painted and rendered concrete block wall and part stone walling.	General marks and scuffs and damage to wall from door due to door stops missing.	Carry out remedial works to damaged wall and replace door stop. Generally decorate.	152	2
			Exposed fire stopping material, which appears to be loose.	Re-fix fire stopping material and ensure the fire integrity it maintained.		3
			Minor hairline cracking on lobby side.	Hack off plaster and re-plaster / decorate.		2
5.19.3	Ceilings	Metal sheeting with fixed underlying services.	Good.	N/A	152	1
5.19.4	Sanitary ware	W.C. pans with concealed cisterns, wash hand basins.	Good.	N/A		1
5.19.5	Door	Solid timber door. No. DM37	Good.	N/A	154	1
5.20.0	Male toilet next to above female toilet				155-157	
5.20.1	Floor	Solid concrete vinyl finish.	Minor marks and scuffs.	Replace with new vinyl floor.	156	3
5.20.2	Walls	Part painted and rendered concrete block wall and part stone walling.	General marks and scuffs and damage to wall from door due to door stops missing.	Carry out remedial works to damaged wall and replace door stop. Generally decorate.	156	3
			Exposed fire stopping material, which appears to be loose.	Re-fix fire stopping material and ensure the fire integrity it maintained.		3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
			Minor hairline cracking on lobby side.	Hack off plaster and re-plaster and decorate.		2
5.20.3	Ceilings	Metal sheeting fixed with services underlying.	Good.	N/A	157	1
5.20.4	Sanitary ware	W.C. pans with concealed cisterns, wash hand basins.	Good.	N/A	156	1
5.20.5	Door	Solid timber door. No.DM34	Good.	N/A	155	1
5.10.0	Fowey room lobby				166	
5.21.1	Floor	Solid concrete vinyl finish.	Minor scuffs and marks.	Floor covering coming to the end of its serviceable life and will need to be replaced in the near future.		2
5.21.2	Walls	Painted and rendered concrete block walling.	Good.	N/A		1
5.21.3	Ceiling	Pre cast concrete ceiling with exposed underlying services.	Poor edge detailing to perimeter and holes left from previous fixtures and fittings.	Generally decorate.		1
5.21.4	Services	Convection radiator.	Good.	N/A		1
5.21.5	Doors	Solid timber door with vision panel. No.DM32	Scuffed door frame.	Generally decorate.		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.22.0	Fowey room				158-165	
5.22.1	Floor	Solid concrete with vinyl finish.	Marks and scuffs. Poor coving detail.	Clean and make good coving detail.	159-160	2
5.22.2	Walls	Concrete block and painted.	Various holes from previous fixtures and fittings.	Generally decorate.	159-161	2
		Ceramic wall tiles to walls surrounding sink and drainer.	Dirty.	Clean.		2
5.22.3	Ceilings	Metal sheeting with boxed in areas with underlying services.	Good.	N/A	165	1
		Suspended ceiling with ceiling tiles above wash hand basin.	Suspended ceiling is in a poor condition with missing and dislodged tiles.	Replace missing and loose tiles.		3
5.22.4	Joinery	Timber boxing.	Poor.	Generally decorate.		3
5.22.5	Services	2 x wash hand basins, one sink, water heater on demand and convection radiator.	Worn.	Clean.		2
5.22.6	Door	Mixture of single panel timber doors and doors with vision panels. No. DM33, DM32, DM30	All generally have minor marks and scuffs and minor damage to base of frames.	Generally decorate and carry out remedial works to the frame.		2

Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.23.0	Fowey Room Stores					
5.23.1	Floor	Concrete with vinyl finish.	Scuffed and marked.	Floor covering coming to the end of its serviceable life and will need to be replaced in the near future.		2
5.23.2	Walls	Part rendered and painted concrete block and part timber partition with plastered finish.	Cracking to areas of plasterboard. Evidence of possible water ingress from staining.	Carry out remedial works to rectify damp ingress. Hack off plaster and re-plaster and decorate locally to repair cracks.		2
5.23.3	Ceiling	Metal sheeting with timber boxing. Exposed pipe-work to underside.	Good.	N/A		1
5.23.4	Services	Convection radiator.	Minor scuffs.	Generally decorate.		2
	Remove					
5.24.0	Fowey room shower room					
5.24.1	Floor	Solid concrete with vinyl finish.	Good, although poor detailing around floor gullies.	Clean.	163-164	1
5.24.2	Walls	Concrete block with tiled finish.	Good with previous holes for fixtures and fittings. Generally dirty.	Generally decorate.		1
5.24.3	Ceiling	Suspended ceiling with ceiling tiles.	Loose ceiling tiles and minor scuffs.	Replace damaged and loose ceiling tiles.		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.24.4	Services	3x electric showers and convection radiator.	Rust to convection radiator.	Carry and remedial works and decorate.		2
5.25.0	Lobby adjacent to stair 4				140-141	
5.25.1	Floor	Solid concrete with vinyl finish.	Generally scuffed and marked with poor coving details.	Clean and fill coving details.	140	2
5.25.2	Walls	Part rendered and painted concrete block walling and part stone walling	Generally in good condition.	General decoration.	140-141	1
5.25.3	Ceiling	Metal sheet finish with exposed underlying services.	Good.	N/A		1
5.25.4	Doors	Solid timber doors. No. DM36, DM35 & DM48	Minor chips and marks, damage to bottom of frame.	General decoration and carry out remedial works to the base of the frame.	414	2
	Window					
5.26.0	Corridor to projector room				45-47,49	
5.26.1	Floor	Concrete with acrylic paint finish.	Heavily scuffed and marked.	Generally decorate.	45	3
5.26.2	Walls	Concrete block painted and timber partitions with plastered and painted finish.	Generally scuffed and marked.	Generally decorate.	46,47	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.26.3	Ceiling	Solid concrete with underlying services.	Good.	N/A	49	1
5.26.4	Door	Single solid timber door No.DM49 & DM50	Good	N/A		1
5.27.0	Sound room	No access was available during our inspection.	N/A	N/A	48	N/A
5.28.0	Projector room				41-44	
5.28.1	Floor	Raised timber floor with carpet finish.	Minor stains to carpet.	Clean.	41,43	2
5.28.2	Walls	Rendered and painted block work and timber stud partitions with plastered and painted finish.	Heavily scuffed and marked.	Generally decorate.	41-44	2
5.28.3	Ceiling	Solid concrete with underlying services.	Holes from previous fixtures and fittings and general minor scuffs and marks.	Generally decorate.	41-44	2
			Minor hairline cracking to the ceiling most likely from thermal movement	Hack off plaster and re-plaster and decorate locally to repair cracks	41-44	2
5.29.0	Corridor between projector room and female toilet				35-40	
5.29.1	Floor	Concrete with acrylic paint finish.	Heavily scuffed and marked.	Generally decorate	40	3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.29.2	Walls	Concrete block painted and timber partitions with plastered and painted finish.	Generally scuffed and marked.	Generally decorate	35	2
5.29.3	Ceiling	Solid concrete with underlying services.	Good.	N/A	36,38	1
5.29.4	Doors	Solid timber fire door. No.DM51 & DM52	Slight scuffs and marks.	Generally decorate	37,40	2
		Cupboard from passageway 2 locked with no access at the time of our inspection	Door scuffed. No.DM51 Note condition of cupboard internally not known.	Generally decorate	40	2
5.30.0	Female toilet adjacent to corridor above				28-34	
5.30.1	Floor	Solid concrete vinyl finish.	Generally marked and scuffed.	Floor covering coming to the end of its serviceable life and will need to be replaced in the near future.	29,34	2
5.30.2	Walls	Painted and rendered concrete block.	Heavily scuffed and chipped on edge detailing.	Generally decorate.	28-34	2
5.30.3	Ceiling	Suspended ceiling with ceiling tiles.	Good.	N/A	29-30	1
5.30.4	Door	Solid timber door with vision panel. No.DM24	Frames suffering minor damage and doors generally scuffed.	Generally decorate and carry out remedial works to door frame.	28	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.30.5	Services	Convection radiator.	Slight rusting.	Carry and remedial works and decorate.	31	2
5.30.6	Sanitary ware	W.C. pans, concealed cisterns, wash hand basins.	Good.	N/A	29,32-33	1
5.31.0	Secondary stairs to auditorium off the steward's room				1-12	
5.31.1	Floor	Mixture of concrete and timber flooring with carpet finish.	Stained and dirty in areas.	Clean.	1,3,9,12	1
5.31.2	Walls	Painted rendered concrete block walls. Timber stud partitions with plastered and painted finish.	Generally in good condition, however some areas of staining where the render has blown and flaking paint due to possible water ingress.	Carry out remedial works to rectify damp ingress. Hack off plaster and re-plaster and decorate locally to repair cracks.	6,8,9,11,12	2
			Generally scuffed and marked. Slight damage above wall lights x 2.	Carry out remedial works and decorate.	6,11	2
5.31.3	Ceiling	Suspended ceiling with ceiling tiles.	Ceiling tiles have been chipped in areas and some are damaged.	Replace damaged ceiling tiles.	2	2
5.31.4	Balustrade	Timber and painted.	Good.	N/A	3,9	1
5.31.5	Joinery	Timber skirting to perimeter of walls.	Generally scuffed and marked.	Generally decorate	2,9	2
5.31.6	Services	Wall lights.	Previous smoke damage.	Generally decorate	6	1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
5.32.0	Male toilet off stairs				22-24	
5.32.1	Floor	Solid concrete vinyl finish.	Minor marks and scuffs.	Clean		2
5.32.2	Walls	Part painted and rendered concrete block wall and part stone walling.	General marks and scuffs and damage to wall from door due to door stops missing.	Carry out remedial works to damaged wall and replace door stop. Generally decorate.	23-24	2
			Minor hairline cracking on lobby side.	Hack off plaster and re-plaster / decorate.	23-24	2
5.32.3	Ceilings	Metal sheeting fixed with services underlying.	Good.	N/A	23	1
5.32.4	Sanitary ware	W.C. pans with concealed cisterns, wash hand basins.	Good.	N/A	24	1
5.32.5	Door	Solid timber doors.No.DM28 & DM29	Good.	N/A	22,24	1
5.33.0	Steward's room				13-20	
5.33.1	Floor	Solid concrete with vinyl finish.	Good.	N/A		1
5.33.2	Walls	Painted stone and concrete block work.	Possible water ingress to left-hand wall indicated from staining.	Carry out remedial works to rectify damp ingress. Hack off plaster and re-plaster and decorate locally to repair cracks.	15,18	3
			Holes left from previous fixtures and fittings	Generally decorate.	15,18	3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
			Stained wall behind the water meter.	Generally decorate.	19	3
			Poor detailing to wall and damage to lobby areas.	Generally decorate.	26	3
5.33.3	Ceilings	Plastered with paint finish with various exposed services.	Generally stained in areas.	Generally decorate.	16	2
5.33.4	Doors	2x solid timber doors with vision panels. No.DM43 & DM44	Generally stained and scuffed.	Generally decorate.	17	2
5.33.5	Kitchenette	Wall hung and base units with work top and stainless steel sink and drainer.	Good.	N/A	13,16	1
5.34.0	Lobby to auditorium adjacent to the stairs above				25-27	
5.34.1	Floor	Solid concrete with carpet finish.	Good.	N/A	26	1
5.34.2	Walls	Mixture of rendered and painted concrete block and stone with a rough cast render finish.	Poor finish to rough cast render and walls generally scuffed and dirty.	Generally decorate.	25-27	2
5.34.3	Ceilings	Suspended ceiling with ceiling tiles and partially plastered and painted.	Ceiling tiles damaged and loose in areas.	Replace damaged and loose ceiling tiles.	25,27	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
			Plaster finishes poor in general and poor around light fixings.	Generally decorate.	25	2
5.34.4	Door	4 x solid timber doors, 3 x double and 1 x single. No.DM25-27 & DM42	1 x heavily scuffed, 3 x good condition.	Generally decorate.	25-27	2
5.34.5	Joinery	Skirting boards timber painted to perimeter of room.	Minor scuffs and marks.	Generally decorate.	26	2
5.35.1	Stairs 2					
5.35.2	Stairs	Solid concrete with acrylic paint finish.	Marked and scuffed.	General decoration.		2
5.35.3	Walls	Stone plastered and painted	Heavily marked and scuffed.	General decoration.		2
6.8.5	Balustrade	Metal painted.	Marks in areas.	General decoration.		2
6.0.0	<u>SECOND FLOOR</u>					
6.1.0	Rehearsal Room				65-70	
6.1.1	Floor	Timber construction with carpet finish.	Good.	N/A	65-70	1
6.1.2	Walls	Stone with plastered finish partially concealed by services.	Minor scuffs and stained in areas.	General decoration.	65-70	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
6.1.3	Ceiling	Plaster and painted with two access hatches.	Good.	N/A	65,66,68	1
6.1.4	Window	1 x timber sash	Internal condition noted as being good.	N/A	69	1
		2 x timber casement windows with opaque glass.	Good.	N/A	67	1
6.1.5	Door	Four panelled solid timber door. No.DI08	Scuffed and marked.	General decoration.	63	2
6.1.6	Cupboard doors.	Timber cupboard door six panel door.	Scuffed and marked.	General decoration.	65	2
		2 x double solid timber doors to gas meter room. No.D108A	Scuffed and marked.	General decoration.		2
6.1.7	Joinery	Timber skirting to perimeter of wall. Boxing. Timber dados and picture rails.	Skirting heavily scuffed, other joinery noted to be in a reasonable condition.	General decoration.	65,70	2
6.2.0	Assembly Room					
6.2.1	Floor	Timber floor with carpet finish.	Stained in areas and slightly worn.	Clean and consider replacing finish.	83-89	2
6.2.2	Walls	Partially stone and concrete block with plastered and painted finish.	Scuffed and marked with various holes from previous fixtures and fittings.	General decoration.	83-89	2
6.2.4	Ceiling	Plastered and painted finish.	Good.	N/A	84,86	1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
6.2.5	Fireplace	Timber surround with stone hearth.	Timber is generally scuffed.	General decoration.	88	2
6.2.6	Windows	3 x timber sash.	Internally they were noted to be in a good condition although the glass is dirty.	Clean glass.	99-100	2
6.2.7	Doors	2 x double solid timber doors with vision panels. No.DI06	Scuffed and marked.	General decoration.	87	2
		2 x solid timber doors with vision panels. No.DI04 & DI08	Good.	N/A	83	1
		1 x four panel timber door. No. DI05	Cracking to panel, generally scuffed and marked.	Replace panel and generally decorate.		3
6.2.8	Joinery	Timber dado and picture rails and perimeter timber skirting.	Heavily scuffed and marked.	General decoration.	85, 88	2
6.3.0	Servery				71-82	
6.3.1	Floor	Timber with vinyl finish.	Minor scuffs and marks.	Clean	71,81	2
6.3.2	Wall	Painted and rendered concrete block/timber partitioning with plaster finish. The walls were partially covered in areas with kitchen equipment.	Generally minor scuffs and marks to the walls. There appears to be areas of damp staining the above head to window where building the paper is lifting.	General decoration. Allow to remove building paper, rectify water ingress, hack off effective plaster and re-plaster.	74-75	3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
			There are areas of cracking to the wall above the dumb waiter this area of wall is in particularly poor condition.	Hack off plaster to this area only and re-plaster and decorate.	73	3
			There are a number of holes from previous fixtures and fittings.	General decoration.		2
6.3.3	Ceiling	Painted plaster with coving detail to perimeter.	Minor cracking to the ceiling left of door, most likely caused by thermal movement.	Hack off plaster to this area only and re-plaster and decorate.	79,82	3
			There are a number of holes from previous fixtures and fittings.	Hack off plaster to this area only and re-plaster and decorate.		2
			There is evidence of damp staining to the ceiling above the dumb waiter which appears to be in line with the cracking to the wall in this area as described above.	Allow to remove building paper, rectify water ingress, hack off effective plaster and re-plaster.	79	3
6.3.4	Door	1 x solid timber four panel door. No. DI07A	Heavily scuffed and marked.	General decoration.	81	2
6.3.5	Window	Timber sash window Unable to inspect fully as partially blocked by the cooks office as described below.	Unknown.	N/A	74,75	N/A

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
6.4.0	Cooks Office	The office was locked at the time of our inspections and therefore no access was available.	Unknown.	N/A	78	N/A
6.5.0	Lobby to rehearsal room				62-64	
6.5.1	Floor	Timber with vinyl finish.	Scuffed with minor marks and stained in areas.	Floor covering coming to the end of its serviceable life and will need to be replaced in the near future.	63,64	2
6.5.2	Walls	Painted and rendered concrete block/timber partitions with plastered and painted finish.	Poor edging detail to base of wall. Damaged in areas with minor cracking to plasterwork and the finish is generally poor.	Hack off and re-plaster walls in this area and redecorate.	63-64	3
6.5.3	Ceilings	Painted plaster.	Various holes from previous fixtures and fittings. Stained, marked and scuffed in areas.	General decoration.		2
		Timber boxing.	Heavily scuffed and marked.	General decoration.		3
6.5.4	Doors	Double solid timber doors with vision panels. No.DI09	Heavily scuffed and marked with damage to frame.	General decoration.	62-63	3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
6.6.0	Female toilet next to office				59-61	
6.6.1	Floors	Timber with vinyl finish.	Stained and dirty with poor finish around floor gulley detail.	Replace flooring	59,61	3
6.6.2	Walls	Part stone with plastered finish and part painted and rendered concrete block walls	Heavily scuffed and marked.	General decoration.	60,61	3
6.6.3	Ceiling	Suspended ceiling with ceiling tiles.	Good.	N/A	60	1
6.6.4	Sanitary ware	Ceramic wash hand basins, toilets with concealed cisterns and prefabricated partitions dividing.	Good.	N/A	59	1
6.6.5	Joinery	Timber boxing.	Heavily scuffed and marked.	General decoration.		2
6.6.6	Doors	Single panel solid doors. No.DI17 & DI16	Scuffed and marked	General decoration		2
6.7.0	Lobby off stairs 2				30-33, 57-58	
6.7.1	Floor	Timber with vinyl finish.	Worn and scuffed in areas.	Replace floor		2
	Walls	Mixture of painted render block and timber partitions with plastered finish and painted.	Generally heavy stains scuffed and marked.	General decoration.	30,32-33	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
			Minor differential movement cracking and thermal cracking to walls.	Hack off plaster and re-plaster and decorate.		
			Plasterboard damaged in areas from door openers with a general poor finish.	Repair plaster and decorate.		
	Ceiling	Plastered and painted	Generally scuffed and dirty with some nail pops.	General decoration.	90	2
	Doors	Solid timber double and single doors. DI09	Heavily scuffed and marked with damaged frames.	General decoration and carry out repairs to the frames.	90-91	3
	Access Hatch	Timber.	Heavily marked and scuffed.	General decoration.		2
6.8.0	Stairs 2				23-30	
6.8.1	Stairs	Solid concrete with acrylic paint finish.	Marked and scuffed.	General decoration.	23-24	2
6.8.2	Walls	Stone plastered and painted	Heavily marked and scuffed.	General decoration.		2
6.8.3	Ceiling	Metal sheeting with underlying services.	Leaks around soil and vent pipe due to water ingress.	Rectify leaks externally to prevent further water ingress around soil vent pipe.	25,26	2
6.8.4	Roof Light	Timber and double glazed.	Generally good, however condensation has caused staining to the frame.	General decoration.	26	2
6.8.5	Balustrade	Metal painted.	Marks in areas.	General decoration.	28-29	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
6.8.6	Ladder	Metal painted	Good	N/A	26-27	1
6.8.5	Joinery	Timber painted.	Minor scuffs.	General decoration.	28-29	2
6.9.0	Office				34-41	
6.9.1	Floor	Solid concrete with carpet finish.	Carpet worn and marked from heavy foot traffic. Areas of acrylic paint also scuffed and marked.	Generally decorate and replace carpet.	37	3
6.9.2	Walls	Rendered and painted concrete block walls. The walls are partially covered by services in areas.	Holes left from previous fixtures and fittings.	General decoration.	34-41	1
6.9.3	Ceiling	Part plastered and painted and part exposed metal sheeting.	The plastered areas are slightly stained in areas.	General decoration.	38-39	2
6.9.4	Roof Light	Timber and double glazed.	Good, although timber stained from previous condensation.	Clean and re-stain timber.	38	2
6.9.5	Door	Single solid timber door. No.DI20	Minor scuffs and marks	General decoration		2
6.10.0	Meeting room				92-98	
6.10.1	Floor	Timber with carpet finish.	Good	N/A	97-98	1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
6.10.2	Walls	Mixture of concrete block and stone wall and timber partitions with plastered and painted finish.	Minor scuffs.	General decoration.	93,97	2
6.10.3	Ceiling	Painted plaster with coving detail to perimeter.	Good.	N/A	93	1
6.10.4	Fireplace	Timber surround with stone hearth.	Timber is generally scuffed.	General decoration.	98	2
6.10.5	Door	Solid timber four panelled door. DI03	Minor scuffs.	General decoration.	97	2
6.10.6	Window	Timber sash window with internal secondary glazing.	Minor scuffs to paint work on frame and dirty glass.	General decoration and clean glass.	94-95	2
6.11.0	Lobby off meeting room				90-91	
6.11.1	Floor	Timber with carpet finish.	Worn and scuffed in areas.	Consider replacing floor finish.		2
6.11.2	Walls	Mixture of concrete block, stone and timber partitions and plastered and painted finish.	Plasterboard damaged in areas from door openers with a general poor finish.	Repair plaster and decorate.	90-91	3
			Minor differential movement cracking and thermal cracking to walls.	Hack off plaster and re-plaster and decorate.		3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
			Minor damage to the stone walls in areas from the door closers	Carry out remedial repairs to the stone walls.		2
6.11.3	Ceiling	Plastered and painted	Generally scuffed and dirty with some nail pops.	General decoration.	90	2
			Cracking to ceiling in areas most likely caused by thermal movement.	Hack off plaster, re-plaster and decorate to all areas where cracks are evident.		
6.11.4	Doors	Solid timber double and single doors. D104, D102 & D114	Heavily scuffed and marked with damaged frames.	General decoration and carry out repairs to the frames.	90-91	3
6.11.5	Access Hatch	Timber.	Heavily marked and scuffed.	General decoration.		2
6.12.0	Male toilet off meeting room lobby				103-109	
6.12.1	Floors	Timber with vinyl finish.	Stained and dirty with poor finish around floor gulley detail.	Replace floor	106	3
6.12.2	Walls	Part stone with plastered finish and part painted, rendered concrete block.	Generally scuffed and dirty.	General decoration.	104-105	2
6.12.3	Ceiling	Suspended ceiling with ceiling tiles.	Ceiling tiles stained and chipped.	Replace stained and chipped ceiling tiles.	104-105,109	3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
6.12.4	Sanitary ware	Ceramic wash hand basins, toilets with concealed cisterns and prefabricated partitions dividing.	Good.	N/A	104-106	1
6.12.5	Joinery	Timber boxing.	Heavily scuffed and marked.	General decoration.	104	2
6.12.6	Door	Solid timber doors. No. D114 & D115	Minor scuffs.	General decoration.	103	2
6.13.0	Main entrance stairs				110-114,48-51	
6.13.1	Floor	Pre cast concrete stairs with carpeted finish	Good.	N/A	48-51	1
6.13.2	Walls	Mixture of stone and concrete block walls with plastered and painted finish.	Minor marks and scuffs with some minor thermal cracking.	Hack off plaster, re-plaster and decorate to all areas where thermal cracking is evident.	48-51	2
6.13.3	Ceiling	Plastered and painted.	Minor hairline cracking to ceiling at wall junction most likely due to differential movement.	Hack off plaster, re-plaster and decorate to all where cracks are evident.		2
6.13.4	Balusters	Timber balusters and handrails on running up the entire length of the stairs	Minor scuffs and chips to the paint work.	General decoration.	48-51	1
6.13.5	Joinery	Timber skirting to perimeter of wall.	Minor scuffs.	General decoration.	48-51	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
6.14.0	Office off main entrance stairs					
6.14.1	Floor	Timber with carpet finish.	Good.	N/A	115-118	1
6.14.2	Walls	Mixture of stone walls and timber stud partitions with plastered and painted finish.	Good, although areas of minor hairline cracking with differential movement.	Hack off plaster, re-plaster and decorate to all areas where thermal cracking is evident.	116-118	2
6.14.3	Ceiling	Plastered and painted.	Minor cracking to perimeter of wall where ceiling meets wall due to differential movement.	Hack off plaster, re-plaster and decorate to all where cracks are evident.	118	2
6.14.4	Window	The window has blocked and we were unable to inspect it at the time of the inspection.	Not known.	N/A		Not applicable
6.14.5	Doors	2 x solid timber four panel doors with vision panels.	Good, although minor paint marks to glass.	Clean down glass.	115	2
6.15.0	Lift lobby				119-120	
6.15.1	Floor	Concrete with carpet finish.	Floor poorly fitted, lifting in areas. Tear in carpet to edge near door.	Replace carpet.	119	3
6.15.2	Walls	Painted and rendered concrete block wall and stone wall plaster finish.	Walls chipped with minor hairline cracking to wall.	Hack off plaster, re-plaster and decorate to all areas where thermal cracking is evident.	119-120	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
			Minor cracking to wall above skirting detail.	Hack off plaster, re-plaster and decorate to all areas where thermal cracking is evident.		2
6.15.3	Ceiling	Suspended ceiling with ceiling tiles.	Good.	N/A	120	1
6.15.4	Doors	2 x solid timber doors. No. DI01 & DI12	Doors heavily scuffed, stained and marked.	General decoration.	119-120	3
		Removed				
		1 x disabled door. No. DI13	Doors heavily scuffed, stained and marked.	General decoration.		3
6.15.5	Services	Metal lift door.	Lift door scuffed and marked.	Clean down and polish metal to lift door.	119	3
6.16.0	Disabled toilet				121-125	
6.16.1	Floor	Concrete with vinyl finish.	Generally stained, poor detailing around gulley.	Clean floor and make good around gulley detail.	43-47	2
6.16.2	Walls	Painted and rendered concrete block walling.	Generally scuffed and marked.	General decoration.	43-47	2
6.16.3	Ceilings	Suspended ceiling tiles.	Previous holes from fixtures and fittings. Ceiling tiles stained in areas.	Replace all ceiling tiles which are stained and have holes in them.	44	2
6.16.4	Sanitary ware	Wash hand basin, hand rails, toilet with concealed cistern.	Good.	N/A	43,45	1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
6.16.5	Services	Convection radiator.	Scuffed and marked.	General decoration.		2
6.17.0	Vent room				1-2	
6.17.1	Floor	Solid concrete with acrylic paint finish.	Minor scuffs and marks.	General decoration.		2
6.17.2	Walls	Concrete block	Generally scuffed and marked	General decoration and		1
6.17.3	Ceiling	Metal sheeting with steel beams.	Good.	N/A		1
		Removed				
6.18.0	Lobby to vent room				3-6	
6.18.1	Floor	Solid concrete with acrylic paint finish.	Minor scuffs and marks.	General decoration.		2
6.18.2	Walls	Part painted and rendered concrete block and part stone walling with plaster finish.	Generally scuffed and marked with poor detailing to walls under beams.	General decoration and improve detailing to wall under beams.	3-6	2
6.18.3	Ceiling	Metal sheeting with steel beams.	Good.	N/A	4-5	1
6.18.4	Doors	2 x solid timber doors with vision panels. No.DI24-DI25	Minor damage to frames.	Carry and remedial works to door frames and decorate.	3	1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
6.19.0	Lobby/stairs to vent room				7-22	
6.19.1	Floor	Solid concrete carpeted in most areas with some areas of acrylic paint.	Slight staining to carpet which is also lifting in areas.	Clean down carpet and secure areas which are lifting.	7,12,15,17	2
			Painted areas of floor generally scuffed.	General decoration	12	2
6.19.2	Walls	A mixture of painted rendered concrete block work, timber stud partitions and stonework with plaster finish.	General minor marks and scuffs in areas with minor hairline cracking.	Hack off plaster, re-plaster and decorate to all areas where thermal cracking is evident.	7,9,13,15,18,19	2
			Previous holes from old fixtures and fittings.	General decoration.	18	2
			Staining to the wall in areas which appear to be from water ingress.	Carry out remedial works externally to prevent further water ingress. Hack off plaster and leave the wall to dry. Once dry re-plaster and decorate.	9-11,18	3
			Minor cracking to the wall in areas.	Hack off plaster and re-plaster and decorate locally to repair cracks.	19	3

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
6.19.3	Ceiling	Suspended ceiling with ceiling tiles and part plastered and painted finish.	Heavy water ingress to perimeter of roof light causing staining and areas of mould. There are also areas of damp staining from water ingress to suspended ceiling above the stairs.	Carry out remedial works externally to prevent further water ingress. Hack off plaster and leave the wall to dry. Once dry re-plaster and decorate. Replace all stained ceiling tiles.	8-11,16,18,21	3
6.19.4	Roof Lights	Timber frame and double glazed.	Scuffed in areas.	General decoration.	8-11	2
6.19.5	Balustrade	Timber balusters and handrails running up the entire length of the stairs	Minor scuffs and chips to the paint work.	General decoration.	17	1
6.19.6	Doors	2 x solid timber doors. No.DI22 & DI23	Minor scuffs and marks	General decoration		2
6.20.0	Stairs 5					
6.20.1	Floor	Cast concrete stairs finished with acrylic paint and textured nosing.	Minor chips to paint and concrete and generally scuffed in areas.	General decoration.		2
6.20.2	Walls	Part rendered and painted concrete block walling and part stone walling	Damage to top of wall at landing level.	Carry out remedial works to damaged section of walls.		2
6.20.3	Ceiling	Solid concrete plaster finish.	Good.	N/A		1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
6.20.4	Services	Exposed services.	Good condition.	N/A		1
6.20.5	Balustrade	Metal and painted.	Worn and chipped in areas.	General decoration.		2
6.21.6	Auditorium					
6.21.1	Floor	At ground floor level the auditorium was provided in a tiled material in line with the auditorium lobbies as previously noted.	<p>The tiled areas were clearly old and cracking in various locations; although no significant trip hazards were identified.</p> <p>The floor was noted to be in sound structural condition however the covering is reaching the end of its lifespan</p>	Replace	1-2/4	3
		Carpeted areas were provided on the upper auditorium circulation areas.	It was noted that the edges were fraying in various locations and the carpet was tired and stained.	Replace.	13	3

Ref	Item	Construction	Condition	Repair	Photograph	Rating
			The edge beads to the stairs which serve the upper auditorium areas had become detached in several locations and require re-fixing/ replacing.	Remedial works/ Replace nosing. It should be noted that all edge beads should be checked in order that no trip hazards are present. In addition to the above the lighting to the stair treads was served by wiring which was loose and bare in some locations and should be rectified as a matter of urgency.	6/7-14	3
		Vinyl area.	It was noted that the vinyl within the auditorium areas was scuffed and marked in general locations, although did not appear to provide any trip hazards.	Consider replacing floor covering.	8	2
6.21.2	Seating Areas Generally	Chair areas are provided in a retractable tiered arrangement and at the time of inspection all seating areas were extended into the auditorium area.	It was noted that many of the back boards to the seating areas were heavily scuffed and marked and required general decoration and maintenance.	General decoration.	23	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
6.21.3	Hand Rails to the Auditorium Seating Area		It was noted that the steel handrails were scuffed and marked in general locations and required decoration works throughout.	General decoration.	9-10	2
6.21.4	Walls	Walls provided in masonry.	It was noted that above the main entrance door to the mid tier on both sides there was significant cracking from the edges of the doorways and in some locations render had become detached.	Carry out remedial works to cracks. Hack off all loose render and re-render. Decorate in general.	11-12/17/21/25 16-	3
			Generally the walls to the auditorium areas were in need of decoration and repair works to minimal shrinkage cracking throughout.	General decoration and remedial works.	11-12/17/21/25 16-	2
6.21.5	Ceiling	The ceilings to the auditorium area at lower level were provided with an acoustic boarding which was suspended from wires which were fixed to the ceiling at high level.	It was noted that the acoustic boarding was generally sound, although general decoration may be required in the near future.	General decoration.	16-18	1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
		The ceilings above the acoustic suspended ceiling as previously noted were provided in a fire retardant plasterboard lining.	It was noted towards the top of auditorium in some locations the fire breaks did not provide sufficient protection to the underlying structure and should be rectified.	Review fire stopping to these areas and rectify where needed.	29	3
			To the left-hand side of the auditorium at high level towards the rear it was noted that there was a damp staining.	We were unable to identify the exact source of possible water ingress but it is most likely due to leak in the box gutter above. Once the water ingress has been resolved the areas of plaster should be removed and replaced with general decorations.	30	2
6.21.6	Walkway	The walkways above the auditorium were provided in a steel structure which was provided with a timber panel walkway boarding.	It was noted that some of the nosing to the stairs had become detached and are in need of minor repair works.	Minor repair works/ replace nosing tape		2
			It was noted that some boards across the length were squeaky, although not excessively so.	Consider re-fixing boards in these areas.		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
7.0.0	<u>BRIDGES & GALLERIES</u>					
7.1.0	Boiler room				15-18	
7.1.1	Floor	Solid concrete with vinyl finish.	Scuffed and stained.	Floor covering coming to the end of its serviceable life and will need to be replaced in the near future.	18	2
7.1.2	Walls	Painted and exposed concrete block.	Good.	N/A	15-18	1
7.1.3	Ceiling	Metal sheeting to underside of roof.	Good.	N/A	16	1
7.1.4	Door	Solid timber door with vision panel. No. D127	Scuffed and marked with minor damage to the frame at low level	General decoration and carry out repairs to the door frame at low level.	14	2
7.2.0	Lobby to boiler room				14	
7.2.1	Floor	Solid concrete with acrylic paint finish.	Scuffed and marked.	General decoration.		3
7.2.2	Walls	Concrete block.	Scuffed and marked.	General decoration.	14	2
7.2.3	Ceilings	Pre cast concrete.	Scuffed and marked.	General decoration.		2
7.2.4	Door	Solid timber door. No. D126	Scuffed and marked with minor damage to base of frame.	General decoration and carry out repairs to the door frame at low level.	14	2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
7.3.0	Dimmer room				21-24	
7.3.1	Floor	Concrete floor with carpet finish.	Stained.	Clean.	21,24	1
7.3.2	Walls	Concrete block mostly concealed by services.	Holes from previous fixtures and fittings.	General decoration.	21,23	2
7.3.3	Ceiling	Metal sheet to underside of roof with exposed underlying services.	Good.	N/A	22	1
7.4.0	Orchestra green room (young farmers) & lobby				25-26	
7.4.1	Floor	Solid concrete with carpet finish.	Marked and scuffed.	General decoration.	25	2
		Concrete with an acrylic paint finish.	Marked and scuffed.	General decoration		2
7.4.2	Walls	Rendered and painted concrete block work.	Marked and scuffed.	General decoration.	25-26	2
		Painted fair face block work	Marked and scuffed.	General decoration		2
7.4.3	Ceiling	Part plastered and painted with suspended ceiling with ceiling tiles.	Staining from leaks around pipe work in lobby due to water ingress.	Rectify leaks around pipe work. Hack off defective plaster, re-plaster and decorate.	26	2

Ref	Item	Construction	Condition	Repair	Photograph	Rating
			A number of the suspended ceiling tiles are loose and have been damaged.	Re-fix loose ceiling tiles and replace damaged tiles.	26	3
		Metal sheeting to lobby area	Good	N/A		1
7.4.4	Joinery	Timber skirting to perimeter of room.	Heavy scuffs.	General decoration.	25	3
7.4.5	Services	Recessed modular lighting and metal convection radiator.	Good.	N/A	25-26	1
7.4.6	Doors	3x solid timber door with vision panel. No. D135, D135A & D136	Good.	N/A		1
7.5.0	Vent room adjacent to green room	Access could not be gained into the vent room during the time of our inspection	Not known	N/A		N/A
7.6.0	Stairs 5					
7.6.1	Floor	Solid concrete with acrylic painted finish.	Heavily marked and scuffed.	General decoration.		3
7.6.2	Walls	Part rendered and painted concrete block work and part stone with plaster finish.	Stained and marked.	General decoration.		2
7.6.3	Ceiling	Metal sheeting/solid concrete.	Heavy water ingress to ceiling causing staining.	General decoration.		2

Ref	Item	Construction	Condition	Repair	Photograph	Rating
7.6.4	Roof Light	Timber frame and double glazed.	Minor water ingress around the roof light with minor corrosion to fixings.	Inspect and repair flashing details externally to roof light to prevent further water ingress and replace all rusty fixings.		3
7.7.0	Control room					
7.7.1	Ceiling	Ceiling to the AV room was provided in a timber boarding which was taped and painted.	It was noted that the general condition of the ceiling boarding was in reasonable condition and required only general decoration.	General decoration		1
7.7.2	Walls	The ceilings to the auditorium area at lower level were provided with an acoustic boarding which was suspended from wires which were fixed to the ceiling at high level.	It was noted that the acoustic boarding was generally sound, although general decoration may be required in the near future.	General decoration.		2
7.7.3	Doors	The doors to each side were provided in flush doors. No.DI41 & D140	Doors, joinery etc looked to be in reasonable condition and required only decoration works.	General decoration.		1
7.7.4	Floor	The floor to the A V Room was provided with a boarded floor.	It was noted that walking along the length of the A V Room that some creaking was present and should be rectified.	Rectify creaking boards.		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
7.8.0	Ladder shafts					
7.8.1	Services Installation	Pipe-work to the ladder shaft was provided in a lagging material.	It was noted that pipe lagging in general locations was defective and became loose.	Replace lagging.	2	3
7.9.0	Upper walkways to stage					
7.9.1	Walls	Solid masonry/ plasterboard boxing	The masonry is in sound order with the exception of minor impact damage to the plasterboard boxing	General decoration.	3-4	1
7.9.2	Floors	Solid concrete slab- painted	The floors were found to be in sound decorative order	N/A	3	1
7.9.3	Doors	Doors to lighting gallery, 4 x solid timber doors. No. DI31, DI32, D133 & D134.				
7.10.0	Roof void to stage					
7.10.1	Generally	The roof void was provided in a steel frame construction with an in situ composite deck to the roof and plaster boarded internally. The floor is provided in a steel grill and various pulleys and hoists fill the space.	It was noted that there were no visible defects within the roof-space	N/A	6-12	1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
7.11.0	Roof Void				1-17	
7.11.1	Roof timbers	The roof structure is a cut timber queen post, most likely original, which has been modified with new timber rafters, most likely carried out when it was refurbished.	Generally good, with no visually accessible signs of insect infestation to timbers.	All roof timbers should be inspected by a specialist and if insect infestation is discovered the timbers should be treated.	3,4-6	1
			Minor evidence of damp where the timber rafters connect to the ridge plate over the chimney.	Access could not be gained to test for dampness which is most likely historic. Further investigations should be carried out and if the timber is found to be damp remedial works should be carried out to the roof and the timbers treated or replaced.	14	1
			The rafter feet are bedded into the stone work and as a result they could not be inspected. This is an area where timber decay can occur.	We recommend further invasive inspections are carried out to a number of rafter feet. If timber decay is found remedial works should be carried out.	4-12	N/A
7.11.2	Underlay	Plastic underlay	Good condition, however the underlay is not breathable and therefore good through ventilation to the roof space should be maintained or provided.	Provide through ventilation for the roof if this has not already been done.	3-5	1

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
7.11.3	Roof lights	Metal double glazed conservation roof lights.	Good	N/A		1
7.11.4	Insulation	Mineral insulation	Installed between ceiling joists. Depth and thickness of wool does not appear to be in line with current building regulations.	Consider replacing or upgrading the insulation to improve the thermal properties of the ceiling.	4-5,17	1
7.11.5	Chimney	Brick chimney, which has been deconstructed down below roof level.	Good, although there appears to minor salt staining to the brick work below the ridge board which could indicate water ingress.	Investigate further in line with timber investigations noted above and carry out remedial works if required.	14	1
7.11.6	Walls	Random rubble walls could be seen from within the roof void.	Good	N/A		1
7.11.7	Services and plant equipment	There are various services and plant equipment located and running through the roof void. Many of the services are suspended off the timber by metal wires.	Good	N/A		1
		Strip lighting throughout the roof void.	Good	N/A		1

Ref	Item	Construction	Condition	Repair	Photograph	Rating
7.12.0	Corridor between boiler room and dimmer room					
7.12.1	Floor	Solid concrete and timber steps with a vinyl finish.	Scuffed and marked, cracking in flooring and generally worn.	Replace flooring		2
7.12.2	Walls	Mixture of painted render block and stone with rendered finish/timber partitions with plastered finish and painted.	Scuffed and marked.	General decoration.		3
7.12.3	Ceiling	Suspended ceiling tiles in part and exposed services	Scuffed and marked, stained ceiling tiles.	Replace stained ceiling tiles.		2
7.12.4	Doors	Solid timber door. No. DI28 – DI30	Scuffed and marked.	General decoration.		2
8.0.0	<u>COMMERCIAL PROPERTIES TO UNDERCROFT.</u>					
8.1.0	Cafe					
8.1.1	Floor	Solid concrete floor with a mixture of tile and carpet finish	Dated and worn with minor scuffs and marks.	Consider replacing floor finish.		3
8.1.2	Walls	Mixture of stone and concrete block	Scuffed and marked	Generally decorate		2

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Ref	Item	Construction	Condition	Repair	Photograph	Rating
		Plaster, with Artex painted finish	Scuffed and marked and the textured finished may be an asbestos containing material.	Generally decorate.		2
8.2.0	Travel agent					
8.2.1	Floor	Concrete floor with a carpeted finish	Good	N/A		1
8.2.2	Walls	Stone walls with a plastered and painted finish	Good	N/A		1
8.2.3	Ceiling	Suspended ceiling with ceiling tiles	Good	N/A		1

4.0 Appendix A- Photographs

- 4.1 1. External**
- 4.2 2. Basement**
- 4.3 3. Ground floor**
- 4.4 4. First floor**
- 4.5 5. Second floor**
- 4.6 6. Auditorium**
- 4.7 7. Bridges and Galleries**
- 4.8 8. Roof Void**
- 4.9 9. Travel agents**

5.0 Appendix B- Hulley & Kirkwood Consulting Engineers Ltd

5.1 Schedule of Condition Services Report