Internal Survey

6.1.8 Room 01 (East and West)

Configuration:

Large Gallery space split into two sections. By partion with pocketed sliding doors. Service voids (assumed) present in all four corners and flanking central partitions, access panels within enlarged skirting's present to all voids. Personnel door present to South East Void.

Condition:

Ceiling:
Modern enlarged grid suspended ceiling set at cornice level. Services inlaid to grid. Ceiling in generally good condition. Access to ceiling void not possible at time of survey.

Cornice:
Simple modern cornice set lower than adjacent galleries. Assume original cornice remains in-site above. Modern cornice, generally in good condition.

Wall Finish:
Silk finish over lining board set off from walls. Timber studding or similar. Deal boarding featured within the original 1930s specification. No obvious water ingress or evidence of damp. All surfaces are regular and run true.

Skirting's:
Painted timber skirting c.600mm high. Simple in ornamentation and generally in good condition. 6 no. double sockets set into skirt to West Gallery and 5no. sockets to skirting in East Gallery.

Floors:
Narrow gauge strip timber floor on assumed timber substrate. 4no. double floor sockets present. Generally in satisfactory condition. Boards lifted unsympathetically in the past. Scratches and shadowing present where previous cases removed.

Windows:
None visible. Assumed roof lights remain in-situ above modern suspended ceiling.

Doors:
Sliding pocket timber door to DF03. Double 3 panel door. Generally in good condition..

DF01, frameless glass double doors with hinged frameless fanlights over all generally in good condition.

DF04/05 to East Gallery as DF01

Original floor mounted door springs remain in-situ.

M&E:

- 10no. sockets in total to West Gallery with 9 sockets in total to East Gallery.
- 3no. lighting tracks to both spaces with assorted luminaires.
- Air conditioning diffusers present within suspended ceiling to both spaces. No other heat/cooling source present.

Features:

- Ornamental timber door case to DF01. Cornice lines through with top of door case/architrave. Generally in good condition.
- 2no. floor mounted display cases.
- 2no. timber benches. All generally in good condition.
- CCTV inlaid to suspended ceiling.
- Television aerial point and power at high level to southeast corner of both spaces.
- 'Eltek' sensor present and PIR to northeast corner.

Overview Photographs – (East)

Overview Photographs – (West)

6.1.9 Room 02

Configuration:

Link structure with lantern roof. Ceiling faceted with no windows / glazing. Storage room provided between angle of room 04 and room 03.

Condition:

Ceiling:

Modern tiled suspended ceiling, generally in good condition. However, there are 2no. damp stains to the northeast corner, some tiles above corner cupboards have slightly dislodged. Smooth plasterboard section above entrance to Room 03 in good condition. Access to ceiling void possible during condition survey limited, but significant steel frame present supporting modern air handling services. Steels run north south at regular centres to length of room and support access gantry. Original configuration of roof discernible.

Cornice:

As Room 04.
Generally in good condition.

Wall Finish:

As Room 03 and 01.
Generally in good condition.

Skirtings:

As Room 03 and 01.
Paintwork is generally in poor condition with brush mark stains along its perimeter presumably when varnish was applied to floorboards.

Floors:

As Room 03 and Room 01
Recently varnished. Generally in fair condition. However, many areas are creaking and there appears to be a gap between underside of architrave to doors into Room 01 and the floor boards suggesting potential movement in floor construction.

Windows:

None.

Doors:

3no. fully glazed double doors with stainless steel ironmongery. Hinged fanlights in mechanical style for ventilation purposes. All are generally in good condition. 2no. painted solid timber panel doors with large architraves in simple detail, also in good condition.

M&E:

- 2no. sets of strip lights and spotlights on track mounted to ceiling. Generally in fair condition, however, 2no. individual spotlights and 1no. strip light has fused.
- 2no spotlights to ceiling section in good condition.
- 3no. gold plates double sockets mounted to skirting's along with 9no. floor mounted double sockets with brass cover plate, all in good condition.
- Large air conditioning strip grille mounted to suspended ceiling in good condition.
- 1no. fire alarm sounder above fire exit door and 2no ceiling mounted CCTV cameras.

Features:

Ornamental painted timber door architrave/cases to each doorway (5no) along with top of door case/head. All in good condition with only small areas of paint worn.

Overview Photographs

6.1.10 Room 03

Configuration:

Longer open plan gallery space displaying Baroque picture art. Fire exit door in far corner leading to escape staircase. Space has a large coved atrium spanning length of room.

Condition:

Ceiling:

Large central faceted glazed lantern flanked by coved shaped painted plaster ceiling with ornate trims in painted timber. Lantern spans entire room with 5no. solid plastered central panels flanked by 10no. rooflights.

Cornice:

Finely detailed ornate cornice set to underside of atrium. Cornice is largely made of painted timber. Generally in good condition, however, there is some evidence of rot to the corner between doors into Room 04 and 01.

Wall Finish:

Silk finish over lining set off from walls – timber studding or similar. Evidence of water ingress due to damp stain at low and high level to same corner as damaged cornice.

Skirting's:

Large painted timber skirting with simple ornamentation and generally in good condition.

Floors:

Narrow gauge strip timber floor on assumed timber substrate. 4no double floor mounted power sockets visible. Generally in satisfactory condition, however, many edges have split and worn over a period of time.

Windows:

10no. roof windows to atrium. Modern blinds prevent view of configuration and condition.

Doors:

- 5no. modern fully glazed and frameless double-doors with stainless steel ironmongery and hinged frameless fanlights above in matching style.
- 1no. solid painted timber panelled double fire exit doors.

M&E:

- 4no. floor mounted power sockets (double)
- Modern strip lights on tracks suspended from ceiling. All in good condition.
- Air conditioning diffuser box clad in timber panels. Appears in good working order.
- 1no. fire alarm sounder and switch next to fire exit door.

Features:

Ornamental painted timber door architraves/cases to each doorway (5no along with top of door case/head, all in good condition with only small areas of paint worn.

Overview Photographs

6.1.11 Room 04

Configuration:

Link structure with lantern roof. Ceiling faceted with no windows / glazing. Storage room provided between angle of room 04 and room 03.

Condition:

Ceiling:

Central faceted lantern flanked by plain, horizontal panel plastered sections. Ornamentation present to recessed panels within lantern. Lantern stylistically, at odds with adjacent galleries. Severe evidence of water ingress to South West corner. Cuboidal cracking to timber of lantern panelling and staining to paint finish.

Cornice:

Very simple timber band to underside of ceiling. Some detail provided to perimeter of lantern. Generally in satisfactory condition.

Wall Finish:

Silk finish over lining set off from walls. Timber studding or similar. No obvious water ingress or evidence of damp. All surfaces are regular and run true and are generally in good condition.
2no. double sockets and 2no. data points provided. Possible staining to southwest corner at high level.

Skirting's:

c.600mm high painted timber skirting with simple detail – Trope L'ouiel stone effect provided. Generally good condition.

Floors:

Narrow gauge strip timber floor on assumed timber substrate. No floor sockets. Generally in satisfactory condition. Boards lifted unsympathetically in the past. Scratches and shadowing present where previous cases removed. Generally satisfactory condition.

Windows:

None.

Doors:

Glass frameless doors to DF11 & DF12 as elsewhere. Simpler ornamentation to timber door cases / architraves. Generally good condition.

M&E:

2no. power and data sockets. Lighting track to east and west sides of lantern. Emergency lighting obstructive. PIR to North West corner.

Features:

Eltek sensor present and possible smoke beam detector. CCVT camera to south entrance.
Display case to centre of gallery.

Overview Photographs