FIONA RALEY ARCHITECTURE
ARCHITECTS & HISTORIC BUILDING CONSULTANTS

Condition Survey of Significant Fabric

Radford House (Former Ramsgate Fire Station),
18 – 20 Effingham Street, Ramsgate CT11 9AT

For Ramsgate Town Council

May 2020 Revision: A

RIBA
Chartered Practice

Contents

Cover Image: Radford House (Former Ramsgate Fire Station, Ramsgate – April 2020 (By Author)

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1.0 Introduction

This report has been prepared for Ramsgate Town Council, as the client. The purpose of the report is to provide specialist conservation advice to the Lead Architects: del Renzio & del Renzio and the consultant team; currently comprising the Business and Community Engagement Consultant: Counterculture Partnership LLP.

The consultant team are currently assisting the client in their preparation of an application to the Architectural History Fund (AHF) for a Project Viability Appraisal. The building was part of the estate of Mr Radford, who bequeathed the freehold to Ramsgate Town Council in April 2019. The building had been leased to the Kent & Medway Fire & Rescue Authority, who had use of the building as Ramsgate Fire Station since 1905; they have now moved to a modern fire station on the outskirts of the town. The former fire station will continue Mr Radford's legacy and it will is now re-named Radford House.

The purpose of the report is to indicate areas of immediate concern in terms of the conservation of the significant fabric (for the purposes of the budget and funding applications, referred to as the 'Conservation Deficit'). The building is listed Grade II and the listing description is included in Appendix I. This report is intended to forecast, as far as it is possible, areas where works of repair or renewal to significant fabric are likely to fall during the next five years.

The author has been provided with the following drawings from the client prepared previously for Ramsgate Town Council by del Renzio & del Renzio and dated February 2020.

225 – PLN - 100 rev. -	Existing Plans, Elevations and Section Status: For Planning Purposes;
225 – PLN - 200 rev. -	Proposed Plans, Elevations and Section; Status: For Planning Purposes;
225 – SK-201 rev. -	Proposed Perspective Plans and Views; Status: For Planning Purposes;
225 _ SK202 rev. -	Historic Information – Status: Preliminary

The above drawings were based on the survey drawings by the Kent & Medway Fire & Rescue Authority dated July 2007. Where appropriate, specific room references are included using the room numbering which have been allocated by del Renzio & del Renzio (based on the above drawings and are included in Appendix II for reference). Please refer to Section 1.3 regarding the limitations of existing survey information.

1.2 Conduct of Inspection

A site visit was undertaken on 29th April 2019 with Richard Styles of Ramsgate Town Council. The building was inspected visually from the ground and was restricted to the areas which were safe to enter and accessible.

All images were taken on a hand-held mobile phone camera with assisted 'flash' as required. The building is currently in use on the ground floor as a food bank, it was un-heated at the time of the survey. It has operational heating electrical and water services. The property has been hard wired with fire sounders which are all modern.

The inspection and report have been undertaken with reference to BS7913:2013.

The weather was cloudy and dull followed by periods of sunshine, there was no wind. There had been rain the previous day.

1.3 Limitations of the report

In line with the Architectural Heritage Fund Guidance Note (Project Viability Appraisal Template) dated July 2019, this report concentrates on '*The Condition of the building and how it can be restored in a way that is appropriate to its historic character and fabric.' A full repair specification is not needed at this stage, but rather enough information to identify the main repair and restoration needs*.'

The survey excludes the roof voids, the main roof coverings not visible from the ground and the inner shaft to the hose drying/drill tower at the rear, which has no access. Access to the perimeter boundaries was limited to areas that were not concealed. Access to the north west facing external elevation was not available at the time of the site survey; it would require agreement with the neighbour at No. 22.

The rate of deterioration of an old building is unpredictable and may change as a result of various circumstances such as weather conditions. As a result, it may be necessary to review the report within a five-year period and/or before with an interim review at three years. Any priority schedule must therefore be taken as a broad indication as to what is expected from the circumstances at the time of the inspection.

The report is not a specification or description of how a defect or need of repair is to be tackled, and it must not therefore be used to obtain estimates of costs from builders, nor can it be used as a guide for items that may be wished to be carried out on an internal maintenance basis. It is important that any repairs are carried out by contractors and/or conservators who have suitable qualifications and experience to undertake work to a designated asset.

If the maintenance of the building is treated as a continuing process, the extent of repair work and related costs is likely to be contained. This can be assisted by a good working relationship being developed by the architect and the client, firstly by agreeing works that can be undertaken 'in house' and secondly, by the proper specification and contractual procedures that should be carried out by suitably experienced builders and other craftsman and/or conservators as appropriate.

This report excludes any detailed reference to the existing services within the building or that may be provided or attached to the relevant part of the building. This report excludes further primary or secondary research relating to the history or significance of the building including any research to establish if original drawings survive. Some relevant historic record photographs are known to exist and show the street facing façade and the rear at various stages in the past. The client is aware that this background research, together with an assessment of significance and heritage values will be required to be undertaken (to provide a greater understanding of the building), including a phasing diagram of the relative changes to the original building and which together will inform and support proposals for a new sustainable and viable uses.

No previous documentation or reports with regard to the asset management of the property, logbook, maintenance strategy or the maintenance management of the building were available to the Author or the Lead Architects prior to or during the survey.

Ramsgate Town Council instructed a pre-purchase report from Kohls Chartered Surveyors dated 4 June 2018. This report was referenced in the preparation of this report together with the following attachments:

- Photographs;
- Planning History (not currently available);
- RSJ BCO Notice (not currently available);
- Satellite Images 1940 – 2018 (not currently available).

Items not currently available have been requested by the Author from Kohls Chartered Surveyors. The client provided the following documents to assist in the preparation of this report:

- HM land registry Official copy of title plan K892062 issued 23rd April 2018;
- Environment Agency Flood Map for Planning dated 20 July 2018.

The client has confirmed that some asbestos has been removed prior to their purchase by a specialist contractor under instructions from the Kent & Medway Fire & Rescue Authority. It has not been established who undertook the works and the client is currently requesting any relevant information and documentation that the Council may have or that is available from the Kent and Medway Fire & Rescue Authority. The client is legally obliged to find out where there is asbestos and how to manage any risk. The Health and Safety Executive (HSE) recommends that a professional organisation carry out an asbestos survey at least once a year to check whether the asbestos has deteriorated or whether the controls put in place to deal with it are still adequate. If the client wishes to remove the asbestos, they will need to engage a contractor who is approved and licensed by the HSE.

It is understood that an analysis of the absence of lead paint or to assess the likelihood of the presence of anthrax in original lime-based lathe and plaster (containing horsehair) has not been undertaken. This should be undertaken as soon as practical by a suitably qualified and experienced specialist and a laboratory analysis sought.

The repairs in this report may require statutory consent. Early advice and consultation with the Local Planning Authority should be sought prior to instructing any works to the listed building.

The room references are included on annotated survey drawings which have been provided by del Renzio & del Renzio and are based on the Kent & Medway Fire & Rescue Authority record drawings dated July 2007. It is noted that there are missing details and features on these drawings which have been noted and advised to the client team. These drawings are not yet at the level required for applications for statutory consent and the provision of a full photogrammetric survey is highlighted in the Executive Summary in Section 2 of this report.

A pre application consultation has been undertaken by del Renzio & del Renzio to review early sketch proposals and written feedback provided by Duncan Fitt, Planning Officer at Thanet District Council dated 23rd May 2019. The Author will comment on the current proposals as a separate exercise and this report does not therefore refer to the sketch proposals or the pre application response. This report will however highlight areas requiring further investigation and research to inform and support the development of appropriate proposals for a viable and sustainable new use for the building.

1.4 The building and its current legislative status

The building is designated Grade II. Please refer to Appendix I for the listing description available from Historic England. The building is in the Ramsgate Conservation Area part of the designated Heritage Action Zone as identified by Historic England.

1.5 Situation

Radford House (Former Ramsgate Fire Station) in Ramsgate, lies half-way along Effingham Street on the south west side of the street, which today, is still largely residential. The front elevation is set back from the edge of the pavement with a forecourt laid to granite setts. To the rear is an existing car park laid to tarmac. In the rear car parking area, there are 2 small workshops the one to the western corner appears modern. (Refer to Appendix I for the listing description).

1.6 Description and Accommodation

The former Ramsgate Fire Station is an early twentieth century conversion of Effingham House; the home of Admiral Fox; dating from the early to mid 18th century (Refer to the listing description in Appendix I). The property today reflects quite extensive changes in the early part of the twentieth century to adapt and re-model the house to become the new fire station from 1905 (as commemorated in the plaque on the front façade). There are still isolated areas of evidence which may relate to the original Effingham House and further historic buildings research and techniques such as paint analysis would be beneficial to confirm the relative provenance of these areas and features; to confirm changes over time, and utilised to provide an insight into the historic decorative schemes.

It is understood that no works of repair and or refurbishment have been undertaken since the preparation of the pre-purchase report. Although there was no evidence of leaks from the roof at the time of the site visit. It remains a concern due to the record photographs in the Kohls Charted Surveyors report (June 2018) which indicated a series of defects that should be dealt with. The roof slopes to the main 3 storey part of the building together with the roof of the hose drying/drill, the roof of the rear bay and attendant gutters etc. are not visible from the ground. The most effective way to establish the current condition, would be to instruct a drone survey, by a suitably qualified and specialist with relevant experience of historic buildings and who can provide annotated and referenced survey data.

SETTING

The front forecourt of the Radford House has granite setts, they appear to be original and are evidenced in the historic record photograph of the fire station shortly after its opening in 1905. The front threshold appears to be later concrete; it has many cracks from use and should be repaired on a 'like for like' basis.

The rear car park and side access is laid to tarmac and is used today as a modern service yard. It represents a small part of the generous plot size defining a rear garden as shown on the 1872 map of Ramsgate to the original Effingham House. There is a couple of modern storage buildings which are in a poor state and a detraction. The rear yard is well used for car parking for those who work in the building for the council. There are two large modern storage containers occupying the north west side. Adjacent to the rear double doors into the former engine house, there is evidence of some extant granite setts with modern finishes over or replacing the original finishes.

The rear boundary wall is a modern retaining wall (with the land to the other side being at a much higher level). To the north west of the site, the rear boundary wall to No. 22 appears in the 1872 map and is therefore considered to be original with some later interventions. The wall is in reasonable condition but not all of it is visible due to the storage containers and residual storage sheds etc. Where No. 22 lies adjacent to or abutting Radford House, the party wall is in a poor state of repair and there are visible losses from damaged tiles that have fallen and lie as broken pieces on the roof of the rear annexe. The boundary walls should be reviewed by a suitably qualified and experienced conservation accredited Structural Engineer to establish their current condition and any works required together with any obligations under the Party Wall Act. There is a previous attempt to close the joint of the main 3 storey part of Radford House to the party wall with No. 22 with a mortar joint, which has failed at the top. The tree that appears to be in the rear garden of No. 22 is mature and should be reviewed in terms of its health and implications to the boundary conditions of the Radford House boundary. It appears to be on much higher ground suggesting that the rear boundary of Radford House was once much higher and has been excavated to provide a level car parking facility. This should be reviewed by a suitably qualified and experienced conservation accredited Structural Engineer in tandem with an experienced aboriculturalist.

The drainage to the rear should be reviewed as identified in the Executive Summary in Section 2 together with the incoming water supply which appears to have been left as a coil of blue pipe above ground adjacent to the metal fire escape stair at the rear.

EXTERIOR

The front façade has had significant alteration to accommodate the new fire station in 1905 with render, incised lettering and two large vehicle openings at ground floor. The front façade has a render finish which is un-painted and set to faux ashlar details at the ground floor (with what appears to be a fenestration to the first and second floors) with a staggered quoin details to the side elevations.

The render to the front façade is likely to conceal the original brickwork of the 18th century house and the fenestration pattern of that period. The render has what appears to be a significant crack to the front façade (below the plat band with the incised lettering). There are other isolated cracks to the front elevation render and to the render and moulding details at the rear bay, cills and areas of damage noted from general wear and tear. Some areas of run render detail to the rear bay window have failed and the solid masonry mullions have lateral cracking and loss. The render is quite heavily stained to the cornices above the two entrance doors to the appliance bay/engine house; this would benefit from a light clean as identified in the Executive Summary in Section 2.

The brick facades to the rear south west facing elevation and south east facing elevation of the main 3-storey part of the building are constructed in Flemish Bond brickwork which has evidence of extant tuck pointing which is highly likely to relate to the original 18th century house. There is some evidence that the building may have had an overall 'soot wash' to the brickwork to distinguish the random colour of the original multi stick bricks which vary from yellow to reds in their colouration. There are isolated areas of brickwork that require repointing to 'hungry' joints. It would be beneficial to reinstate the tuck pointing on a 'like for like' basis before the evidence of it is lost by a suitably experienced a qualified brick conservator. The brick facades to later alterations and extensions are a variety of brick types from yellow stocks to harder black/purple brick details and softer red stock bricks and gauged brickwork to voussoirs. The brickwork varies from Flemish Bond to Monk bond. There are areas of localised repointing to the rear elevation of the 3-storey main building which is very noticeable and unlikely to be undertaken on a 'like for like' basis but this would need to be confirmed by closer inspection. Untidy cementitious repairs to the later additions although a detraction is not an urgent matter but would benefit from repair on a more appropriate method to match the existing adjacent.

The north west facing elevation is largely only visible from the street as it forms the boundary with No. 22. The foreground is densely planted with shrubs. It would be helpful for the long-term benefit of the future project and neighbourly relations if the vegetation could be cut back and a review of the façade undertaken in tandem with a detailed review of the condition of the whole building as identified in the Executive summary table in Section 2 of this report.

The south-east facing elevation shows the scars of former annexes which are now lost and are shown on the original 1872 map of Ramsgate indicates and the changes in brickwork appear to indicate that the rear double height annexe (which connects to the modern hose drying/drill tower) may have been single storey originally. The south-east facing elevation has extant residual voussoirs details with gauged brickwork quoins at the head and these have been interrupted by the insertion of a larger modern window. The 1872 map of Ramsgate also indicates that this range is not co-joined to the stair enclosure adjacent as seen today. The partially extant window in the Office 00-03 may have therefore once been an external window.

De-vegetation has occurred since the pre-purchase survey in June 2018, there is little residual growth to the front façade but the vegetation and shrubs to the front garden of No. 22 still obscure the ability to review the condition of the north west facing elevation. Areas of more recent de-vegetation to the front façade have left residual dead vegetation still attached, which can be carefully brushed off the

render and the first-floor windows. The vegetation is however starting to take hold again at low level to the front façade and a Virginia Creeper to the rear elevation.

The rear metal fire escape stair, the single storey annexe to the ground floor WC (00-006) and hose drying/drill tower are later additions. It also appears that the first floor to the stair enclosure at the rear is also a later addition.

The external large metal (partially glazed) roller segmental front vehicular doors are a relatively modern addition replacing the 1905 timber and glazed sliding folding doors which last appear in the 1960's or 1970's historic record photograph of striking firemen. The detailing of the original doors, (now lost), is the same and internal timber details to doors to the office, adjacent cupboard, under-stair cupboard and panelling and partitions to the ground floor internally.

The existing elevations have many surface fixed services and wiring/conduit which is untidy and detracting. The provision of services to be retained and those that can be deemed to be obsolete needs to be undertaken as part of the proposals to seek statutory consent for the potential change of use. The existing lantern to the front elevation is not the original as evidenced in the available historic record photographs although not offensive, it is significantly less grand that the original fitting was.

The existing replica plaque externally, is in reasonably good condition although the timber surround should be monitored as it has some open joints and is unfinished. The bronze cartouche has some localised loss of detail to the surround moulding of the cartouche.

The front and rear elevation timber painted sash windows all appear to date from 1905 and are in reasonable condition. They are in need of re-decoration in the next year to 18months. The rear windows are in a poor state of repair and decorative order. Windows to the south east facing elevation are a mix of timber painted sashes, modern steel windows and a cast metal window frame which appears older. Both of the metal windows are in a poor state of decorative order.

Some of the windows have been altered to accommodate modern in line ventilators and extract fans and these are detracting. Their removal should be included in any proposals and glazing replaced on a 'like for like' basis. Where there has been replacement coloured glass or obscured glass has been inserted into to the front elevation windows, its removal should be included in any proposals to bring all the windows back to a consistent and appropriate detail.

The doors to the south east facing and the south west facing (rear) elevation are in a poor decorative order and in need of re-decoration in the next 6 – 12 months, preferably sooner, but after paint analysis has been undertaken.

As stated above the roof to the main 3 storey building was not accessible during the site visit and neither was the roof to the hose drying/drill tower or the lead roof to the rear bay. These should be reviewed in the next few months and in the light of information that no works have been undertaken since the pre purchase report by Kohls Chartered Surveyors in 2018.

The rear 2-storey annexe between the 3-storey main block and the hose drying/drill tower is a pitched slate roof which appears to be sound and in a good state of repair with no broken chipped or loose/missing tiles. The ridge is a modern ridge tile and the appearance of this could be improved with a traditional lead roll but not an essential repair unless the tiles are found to have missing mortar to the joints and ingress is occurring. There is moss starting to build up on the slopes and this should be carefully removed to prevent it falling into and potentially blocking the adjacent gutter and rainwater goods.

The lower single storey annexes to the rear are generally asphalt and this looks to be in reasonably condition but with larger areas of ponding which are a concern and may cause leaks to occur if not

remedied or replaced with new coverings. The verge at the gutter shows signs that the asphalt has crept towards the gutter line and this can also cause issues with regards to efficient draining of surface water from the roof.

The upper single-storey annexe (above the stair) is felt and has a modern repair and canted section abutting the rear elevation. The roof finishes appear in reasonable condition. Provision should be made to re-model the roof and to re-cover it in a more traditional lead roof finish to current Lead Sheet Association details or equal. There is a strange timber mantle over the rear window of the annexe, and this appear to be old and not in a good state of repair. It may suggest that the gutter is not working efficiently above and should be investigated further to establish if it can be removed as it is detracting.

The rainwater goods appear in a reasonable condition, in need of redecorations. However, they should be checked for cracks, defects, poor junctions, alignment and any blockages including gullies and below ground drainage. There are a few downpipes which have intermediary hopper heads which should be investigated to understand what these serve. There is an inconsistent design to the hopper heads; some appear original to a traditional pattern and some are modern.

All timber painted fascia and soffits are in need of a review and repairs and re-decorations undertaken, once rainwater goods have been temporarily dismantled.

There are several older cast iron vents to the external brickwork walls; these are in need of re-decoration in the next 6 – 18 months. There are a few unsightly modern air bricks which are a minor detraction. These should be checked to establish what they serve and could be replaced with painted cast iron if required.

It would be beneficial as part of the paint analysis to include the earlier rainwater goods and seek to establish if there is an original colour which is likely to differ from the black seen today. A more appropriate historic colour to rainwater goods and to external windows can have a dramatic effect on the overall aesthetic value of the property.

The chimneys are to the 3-storey main building and they are rendered. There a few pots remaining with the others now lost. The flues appear to be covered with a half round cowl or tile. Reinstatement of the missing pots is desirable, and they could be closed with vented cowls and may be re-used in a holistic review of the provision of natural and mechanical ventilation to the building in an appropriate way without harm to the historic fabric.

INTERIOR GENERALLY

There was no evidence found of damp, rot, fungal attack and infestation, however with the current temporary use as a food bank (with fresh produce being brought into the ground floor regularly throughout the day), evidence of mice or infestation should be reviewed on a regular basis.

GROUND FLOOR

The ground floor consists of a largely open space which has been created from the original 18th century house by the insertion of a large rivetted steel beam supported on a decorative cast iron column. There appears to be little if any evidence of the original 18th century house at this level except for the chimney breasts (now blocked) and a cornice at high level together with the dual arched opening to the existing stairwell. There is a crack across the ceiling from the column to the front façade wall and this should be investigated further by a suitably qualified and experienced conservation accredited Structural Engineer.

The rear wall to the north west corner is demarcated by extant masonry piers which presumably define the rear elevation to the original house. The 1872 map defines a conservatory or glass house to this

corner; the rear extension today appears to date from the 1905 alterations. The large rear timber and glazed ledged framed and braced painted doors are utilitarian in style and manner. It is thought that this was where the horses would have been led into the fire station from some external stabling now lost. The door is in remarkable good condition internally, although showing signs of wear and tear. It has some original ironmongery. The external door to the south east elevation is in reasonably good condition internally, showing signs of its age and use; it has some original ironmongery.

The appliance bay/engine house room 00-01 has modern joinery cupboards to the side walls which although useful are of no significance and are detracting.

There are some localised areas of hygroscopic salts to low level and high level on internal walls to the Ground Floor and this appears to be attributable to the use of modern gypsum plaster.

The lower part of the walls are generally clad in teal glazed bricks with the dark brown glazed dado tile. There are areas of loss and damage to this tiling ,some of which are 'as found' and others have been concealed with a painted faux finish. This tiling appears to be early 20th century in design. There is some extant bead and butt timber panelling to the inner face of the external wall, and this is painted and in reasonable condition. It is likely to date from the 1905 alterations.

There are several cast iron radiators some are of a much older design. It is not known if they are in working order.

The stair sits to the rear of the open space and is a stone cantilevered staircase which appears in good condition in terms of the treads and risers. The stair treads are clad in a modern vinyl flooring with modern nosing's. It is notable that there are only a few decorative cast splat balustrades extant. The handrail is timber, with what remains of a French polished finish. As stated above, it is not possible to establish at this stage if the stair is from the original 18th century house or is a later stair or a combination of earlier and later elements. Paint analysis has been suggested in the Executive Summary in Section 2 to help establish the provenance of this feature. The cupboard and boarding beneath the stair relate to the timber details of the 1905 office door, cupboard and the original doors to the engine house/appliance bays (now lost).

The floor of the former engine house/appliance bay is concrete and has some older sections of more decorative 'aggregate finished' flooring adjacent to the office. This suggests that the remainder of the floor may have been re-laid at some time in the more recent past. There is a servicing pit to the rear north west corner which has covered metal plates for when it was not in use. The 1872 map of Ramsgate indicates steps up to a central front door to the original 18th century house and it may well have had a higher ground floor (than the adjacent street level) and possibly a cellar, although there is no evidence that this remains extant.

The office has a mixture of lightweight semi glazed partitions and tongue and groove boarding to the walls and part of the ceiling, likely to date from the 1905 alterations or a later intervention. The ragged and untidy abutment of the external brickwork to the main 3 storey part of the building suggests that this annexe was single storey originally. The 1872 map of Ramsgate indicates adjacent protruding wide bays to this elevation which have been lost. The door to the office and the adjacent cupboard are both painted timber with a diagonal panel detail; both are in good condition. There are cracks above the outer office door, and these should be investigated by a suitably qualified and experienced conservation accredited Structural Engineer. The floor of the office is laid to a modern linoleum/vinyl flooring which may conceal earlier floor construction.

The original plaque is located on the inner face of the external wall of the main façade. It needs to be cleaned and properly assessed by a suitably qualified and experienced metal conservator and a decision made as to how it will be best retained within the building and on display; without its condition deteriorating further.

The rear annexe WC and Shower Room has all modern fittings with a modern suspended ceiling which may conceal older finishes. It is considered that this room is a later addition and is not shown on the 1872 map.

Light fittings and services are modern.

FIRST FLOOR

The first floor appears to retain some of the original plan form of the 18th century house with original solid masonry partitions, modern lightweight partitions and/or original stud partitions with lathe and plaster. The inner face of the external elevation has a lathe and plaster inner wall finish which is not unusual in historic buildings of the 18th and 19th century, especially in the Thanet area. The extant evidence of these finishes is notably, in the cupboards adjacent to the extant chimney breasts (now blocked). Not all chimney breasts that are currently blocked have ventilation.

Generally, the inner walls have modern wallpapers and/or painted plaster. The ceilings are modern and may be modern finishes, over-clad to earlier lathe and plaster ceilings. Some cornice details appear to remain but are very slender and the remainder may survive behind later finishes. 01-09 and 01-06 have modern grid and tile ceilings that may conceal earlier lathe and plaster ceilings. The tiles should be carefully removed to establish the condition of the ceilings above and to confirm if any earlier features remain hidden above them.

The original fireplace openings should be investigated for the presence of asbestos and some further opening-up investigations undertaken when they are safe and (in conjunction with consultations with the local planning authority conservation officer), to establish if any original features remain. To the former office 01-01 there is what appears to be an Adamesque timber painted fireplace surround which may be original. Inside the adjacent cupboard (which may also be original) there is the remains of a decorative cornice detail which may also date from the 18th century house. The skirting to this room appears to be original. Paint analysis is proposed in the Executive Summary in Section 2 to establish the relative provenance of these elements and also evidence of former decorative schemes.

There is what appears to be an original 4 panelled timber painted door between the former office 01-01 and 01-09 which is blocked one on side and concealed behind modern shelving to the reveals on the other. As before, paint analysis could help to establish the relative provenance. In the rear room 01-09 there are some timber painted panelled doors to. Cupboards. The remaining doors on this floor are modern fire doors.

Generally, the skirtings appear to be historic on this floor and paint analysis could help to define their provenance; some dado rail details may be extant albeit over clad or altered by modern alterations. They are in good condition and decorative order generally.

The window in 01-05 has become internalised by the alterations to the rear annexe (when it became a two-storey wing). It may have some original architraves and or sashes and this should also be included in the paint analysis to establish their provenance. The 2-no. timber painted sash windows in this room appear to relate to the 1905 alterations.

Generally, the windows internally appear in reasonably good decorative order. They were all fixed shut with mortice security bolts. It was noted that sash cords are generally modern, the fasteners are not all of a typical style and type and some sashes do not meet at the meeting stiles preventing the closure form being operational. They would benefit from draughtproofing. An overhaul and refurbishment of all windows and doors is included in the Executive Summary in Section 2.

There is an open chimney breast to the rear annexe room. It has no extant insert; its timber painted mantle shelf is intact. The surround and reveal are in a good condition and is painted.

There is an extant timber painted decorative arch to the landing 01-08 and this may relate to the 18th century house. Paint analysis could help establish its provenance.

The kitchen fittings, WC provision and showers are all modern.

Light fittings and services are modern. Surfaces fitted conduit and wiring is a detraction and should be removed especially where it has been applied over the face of existing historic fabric.

The staircase to the second floor is modern.

Generally, the floors are modern carpet with linoleum/vinyl floors to the WC/Shower Room and Kitchen.

SECOND FLOOR

The second floor has some evidence of walls that could be the original plan form of the 18th century house at the rear. Further opening up investigations would be helpful to confirm this. There is a notable 'kink' in the wall in 02-01 to the inner face of the outer wall. This may provide a clue to former subdivision and/or the original plan form. There is a partially extant timber painted dado moulding that appears to be original with modern timber painted dado mouldings adjacent. There are some cracks to the ceiling of the former dorm room 02-01 and this may also relate to a former partition line.

The floors are laid to carpet and the original boarded floors can be seen in the base of the built-in cupboards. The temporary removal of the carpets may enable both a review of the condition of the floorboards and also provide further insight into the plan form at this level and may also provide insight on the location of an original stair.

Some original fittings and ironmongery are extant in the cupboards. Doors to cupboards are 4 panel timber painted doors which may be original or later. The doors from the landing 02-03 to the rooms are all modern plain painted timber fire doors. The door linings and architraves may be original or date from the 1905 alterations and paint analysis could help to establish the provenance of these and other features as identified in the Executive Summary in Section 2.

The windows appear to date from the 1905 alterations as evidenced from available historic record photographs of the fire station following its opening in 1905. The window appears to have modern architraves, window boards and reveals internally.

The same detail to the inner face of the outer walls of lathe and plaster linings in the cupboards. There are areas of the original plaster which has been locally lost, similarly to the same construction 'as found' to the first floor is also present to the second floor.

There is some evidence of older skirtings and a dado rail to room 02-01 that has some potentially original or older material to the upper section. The ceilings all appear to be new and may conceal older or original lathe and plaster ceilings above or that are now lost. There is a cornice to the landing 02-03 which appears to be later.

The extant chimney breasts all blocked at this level and do not appear to have any ventilation to the flues except to 02-01 at the south east end of the room.

The stair, handrail and balustrading are modern.

Light fittings and services are modern with some older style cast iron panel radiators.

1.6 Priorities for Action

The items for repair or maintenance have been prioritised in the following manner:

Priority 1	Immediate	Work that should commence without delay for public safety or health and safety reasons, to prevent imminent damage or to arrest rapid deterioration. This can include immediate further investigation.
Priority 2	Urgent:	Work that should be carried out within weeks or months and within 18 months at most. Failure to do so would be likely to result in significant further damage or deterioration and increased cost.
Priority 3	Necessary:	Work that should be carried out before the next inspection, for which there is time to plan, and which can be integrated with other work. This is work that is due in order to keep the historic building in a state of good repair and to maintain its value and usefulness. Most repair work falls within this category.
Priority 4	Desirable:	Work that is desirable, if not strictly necessary, but that might improve the functioning or performance of the historic building or enhance its architectural or aesthetic qualities. Alternatively, work that is not due, but is likely to become so before the next inspection and can be sensibly be incorporated with other work. Much minor conservation work, such as the reinstatement of suitable windows, should fall within this category.

2.0 Executive Summary

Priority 1 : IMMEDIATE			
ITEM	Room Ref/Area	Photo	Description of the Works
2.1	Exterior – Main Roof	n/a	Undertake an inspection of the currently inaccessible pitched slate roofs, valley gutters, parapet gutters and abutment flashings to the main part of the building. It should be checked for leaks, puddling , structural integrity, flashings and to establish the presence of any original rooflights and laylights that may still be extant below felt finishes post the 2018 pre purchase survey.
2.2	Exterior – Main Roof	n/a	Instruct a drone survey of the inaccessible roof slopes to the main part of the building and the Hose Drying/Drill Tower post the 2018 pre purchase survey.
2.3	Interior	n/a	Review of the previous asbestos report undertaken by the Kent & Medway Fire & Rescue Authority (when available) and actions for removals in accordance with the recommendations to suit the Health & Safety Executive (HSE) and current legislation by a suitably qualified and experienced consultant.
2 : URGENT			
ITEM			
2.4	Interior First and Second Floors	53	Temporary removal of carpets and inspection of all floors. Re-lay carpets to provide protection during the proposed future works.
2.5	Ground Floor, First Floor, Second Floor	n/a	Carefully remove modern floor and wall finishes. Where feasible re-lay floor finishes or to provide protection during the works or allow for temporary protection material to comply with current Health & Safety Guidelines. Inspect the underlying fabric and schedule repairs as Item 2.16.

2.6	Exterior and Interior	n/a	Seek statutory consent and remove any remaining asbestos that does not impact on significant fabric in accordance with Health & Safety Executive guidelines.
2.7	Exterior and Interior	3/49/50/51/57/68/70	Subject to the findings of the asbestos survey. Undertake a structural survey and report on the movement cracks evident to interior and exterior fabric including the currently inaccessible roof void. To be undertaken by a suitably qualified and experienced conservation accredited Structural Engineer consultant.
2.8	Exterior and Interior	n/a	Undertake a laboratory test for the presence of Lead Paint actions undertaken to highlight the implications by a suitably qualified and experienced consultant.
2.9	Interior	n/a	Undertake a laboratory test for the presence of Anthrax in lime hair plaster and actions undertaken to highlight the implications by a suitably qualified and experienced consultant.
2.10	Exterior and Interior	n/a	Undertake a R & D asbestos survey to suit current HSE guidance and current legislation as applicable.
2.11	Interior	55/59/71	In conjunction with the previous and proposed asbestos R & D survey. Seek approval from the LPA Conservation Officer to undertake isolated opening up to confirm the provenance and materials of internal walls and features including internal fireplaces currently blocked. This work will inform the statement of significance and a phasing plan for the Heritage Statement and Conservation Management Plan.
2.12	Interior	n/a	Hoover out voids in floors and/or ceilings where they are open and accessible. Avoid any lifting of original floorboards, if original fixings are present.
2.13	Interior	n/a	Suitably qualified and experienced specialist to undertake a survey of the building pathology including latent, historic and/or leaks including any damp, rot, fungal attack and infestation.
2.14	Exterior	n/a	Suitably qualified and experienced contractor to repair of slate roofing

			and leadwork externally subject to the findings of the report as Item 2.1 above.
3 : NECESSARY			
ITEM			
2.15	All	n/a	Suitably qualified and experienced specialist to undertake a photogrammetric survey of the interior and exterior for record purposes and to provide a full survey of all features currently not shown on existing record surveys and to enable future projects to be undertaken with detailed drawn information to an appropriate level to suit statutory applications.
2.16	All	n/a	Detailed condition survey and itemisation/cross referencing of each elemental part of the building annotated on the floor plans.
2.17	Exterior	n/a	Suitably qualified and experienced specialist to undertake paint analysis to establish the provenance of the significant fabric together with the original paint colour to the interior and external façade. Report to include specification of historic colours for reproduction if required.
2.18	Exterior	2	Undertake laboratory analysis of render and mortar samples for tuck pointing, re pointing to original lime mortar re-pointing and repairs to the façade and rear elevation bay render work.
2.19	Exterior and Interior	38/39/40/41/46	Locate any original drawings and documentation that may be held in an archive to inform the understanding of the original design and changes to the building over time.
2.20	Exterior	5/6/12	The external elevation would benefit from a light DOF clean by a suitably qualified and experienced specialist to remove localised efflorescence and in preparation for repairs.
2.21	Exterior	9/19	Undertake localised re-pointing where it is missing by suitable qualified and experienced brick specialist.
2.22	Exterior	7/19/34	Suitably qualified and experienced brick specialist to repair broken, chipped or cracked bricks as render

			repairs for minor defects and or to repair redundant fixing positions/removal of ferrous material etc. and replacement of individual bricks on a 'like for like' basis.
2.23	Exterior	11/26/35	Suitably qualified and experienced brick specialist to provide a written report on the existing extant tuck pointing to the east and rear façade to establish the colour, mix and technique for potential replication.
2.24	Exterior	11/26	Suitably qualified and experienced brick specialist to undertake repairs to the tuck pointing to the rear and east elevations to match the original on a 'like for like' basis.
2.25	Exterior	24/32	Survey the condition and schedule of repairs and re-decorations on an elemental basis to external windows and doors by a suitably qualified and experienced specialist.
2.26	Exterior and Interior	18/21/42	Undertake localised repairs, overhaul and re-decorate as required to the external elevations to previously painted metalwork, joinery, windows and doors. Allow for new draughtproofing. Allow for off-site repair and temporary boarding up for repairs to be undertaken. Allow for full dismantling of all rainwater goods including brackets, hopper heads, shoes etc, and for undertaking repairs and re-alignment as applicable. Allow for temporary disposal of surface water if required.
2.27	Exterior	15/20/21/25	Undertake localised areas of de-vegetation and treat the area with a biocide. Carefully remove dead vegetation to walls and windows.
2.28	Exterior and Interior	8	Suitably qualified and experienced specialist to undertake a drainage survey and establish all routes that are live and or redundant and fit for re-use or require repair. Ensure all gullies and drains are clear and without defect.
2.29	Exterior and Interior	n/a	Clean all windows.
2.30	Exterior and Interior	n/a	Suitably qualified and experienced Historic Buildings Access Consultant to undertake an Access Audit and review of the requirements of the Equality Act 2010

2.31	Exterior and Interior	n/a	Suitably qualified and experienced Historic Buildings Archaeologist to establish the condition and archaeological significance to any remaining tunnels in the vicinity of the building or under it.
2.32	Exterior and Interior	n/a	Suitably qualified and experienced Historic Buildings Consultant to prepare of a statement of heritage values, background research into the history of the building and including the preparation of a significance phasing diagram.
2.33	Exterior	n/a	Carefully clean all surfaces internally.
2.34	Interior	46	Suitably qualified and experienced conservator to record and repair lost or missing decorative details.
2.35	Interior	29/66	Establish extent of non-original and or inappropriate later interventions and agree with the LPA Conservation Officer if these items require formal listed building consent to be removed.
2.36	Exterior and Interior	48	Carefully remove all redundant fixtures, fittings and services not able to be re-used in the proposals.
2.37	Exterior and Interior	4/10	Remove and re-establish appropriate wiring routes for all wiring that currently exists and detracts and form new wiring and service routes to ensure no harm is caused to significant fabric.
2.38	External facades	63/60	Repair broken, inappropriate tinted, textured or damaged glass and replace to match the existing adjacent on a 'like for like' basis as appropriate to the significance.
2.39	Exterior and Interior	36	Suitably qualified specialist to check all chimney flues, pots and stacks are clear and establish if they are functional routes for the remaining fireplaces or for services/ventilation and confirm any repairs or new interventions required. Sweep the flues and provide the applicable test certificate(s).
2.40	Exterior and Interior	17	Suitably qualified and experienced Consultant to undertake checks to all party walls and floors to establish condition and implications for the proposals.
2.41	Interior	16/43/44/45/67	Survey of the condition and schedule of repair and re-decorations on an elemental basis to damaged lime-

			based plaster walls and ceilings by a suitably qualified and experienced specialist.
2.42	Exterior and Interior	13/14/37	Suitable qualified and experienced conservator to provide a report on the original and replica plaques. Obtain statutory consent to undertake a light clean to the original and localised repairs to the replica plaque. Works to be undertaken in situ and if required statutory consent to be sought for the temporary removal to a studio to undertake the works and for re fixing on completion.
2.43	Interior	52/58/61	Suitably qualified and experienced joiner to undertake repairs to all internal joinery elements including, doors, windows, skirtings, architraves, plinth blocks, chair rails that are confirmed as significant fabric and any modern fabric to be retained in need of repair etc. Allow for 50% of works to be temporarily dismantled and repaired off site and the remainder to be undertaken in-situ.
2.44	Exterior	29/31	Suitably qualified and experienced plaster specialist to undertake repairs to all damaged run render details and extant decorative fibrous plaster cornices.
2.45	Interior	56	Suitably qualified and experienced specialist to repair of internal leaks and water damage to original lathe and plaster ceilings etc on a 'like for like' basis.
2.46	Interior	n/a	Monitoring of relative humidity and actions to maintain 50 – 60% RH to the interior by a suitably qualified and experienced specialist.
2.47	Interior	n/a	Assessment and written report by a suitably qualified and experienced laboratory of existing lime-based plaster.
2.48	Interior	n/a	Assessment and written report by a suitably qualified and experienced laboratory of existing lime-based mortar to brickwork.
2.49	Exterior	3/27/28/30/31	Suitably qualified and experienced render specialist to undertake repairs to the underlying brickwork and render to the front elevation and rear bay window.

4: DESIRABLE			
ITEM			
2.50	Exterior	n/a	Suitably qualified and experienced acoustician to undertake an acoustic survey to the exterior as existing.
2.51	Demised Premises	n/a	Archaeologist to establish if any original cellar exists below the ground floor.
2.52	Interior	n/a	Suitably qualified and experienced acoustician to undertake an acoustic survey to establish existing ambient and impact reverberation etc. Review the implications to significant fabric with the specialist conservation consultant and the LPA to establish which areas of existing fabric may require partial or full dismantling and proposals to minimise the harm to the heritage asset.
2.53	Interior and Exterior	n/a	Suitably qualified and experienced specialist consultant to provide proposals for new fire escape and internal and external signage to ensure that the implications to Health and Safety are clear and this needs to be designed to respect the significant fabric.
2.54	Exterior	54	Remove redundant in line vents set within the window glass and replace with new glass to match the adjacent on a 'like for like' basis.
2.55	Exterior and Interior	n/a	Reversal of later inappropriate changes following research and a phased review of the significant fabric by a suitably qualified and experienced consultant.
2.56	Roof and Exterior	n/a	Detailed review and written report on the potential for providing enhanced thermal performance to the building fabric and roofs include a thermal façade performance study as existing and recommendations to suit the statutory listing by a suitably qualified and experienced consultant.
2.57	Roof and Exterior	n/a	Suitably qualified and experienced consultant to review of the potential for providing upgrading to provide or secondary glazing to existing fenestration on an elemental basis

			by a suitably qualified and experienced consultant.
2.58	Interior	69	Suitably qualified and experienced specialist to survey, scheduling and report on the condition for repair, refurbishment and or temporary lifting of existing timber boarded floors including locating and recording all original and existing hearths and their extent to suit the provision of proposed future use.
2.59	Interior – corridors and circulation areas	n/a	Cleaning and provision of a written condition survey, recording and schedule of cleaning and repairs to the original stone floors (if found) on an elemental basis by a suitably qualified and experienced consultant.
2.60	Interior and Exterior	65	Cleaning and provision of a written condition survey, recording and repairs of extant original wallpaper and or historic decorative schemes (if found) on an elemental basis by a suitably qualified and experienced consultant.
2.61	Interior	47	Cleaning and provision of a written condition survey, recording and schedule of cleaning and repairs to glazed bricks to Ground Floor by a suitably qualified and experienced conservator.
2.62	Interior	48/62	Cleaning and provision of a written condition survey, recording and schedule of repairs to existing fibrous plaster mouldings on an elemental basis by a suitably qualified and experienced plaster specialist.
2.63	Interior	54/59/64/71	Suitably qualified and experienced specialist to undertake the recording and assessment for repair of existing fireplace surrounds, grates, hearths, chimney pieces and inserts as applicable if found.
2.64	Interior	n/a	Review and modernisation of WC facilities and provision of facilities to suit the Equality Act 2010 and/or public access.
2.65	Interior and Exterior	n/a	Suitably qualified and experienced specialist to undertake a review of the fire resistance of any original timber panelled doors, partitions, where they exist and provision for an off-site sacrificial test by a suitably

			qualified and experienced specialist to establish the current fire resistance and potential certification for upgrading of original panelled doors to suit the current Historic England Advice note. Assessment of the existing fire strategy and in conjunction with developing proposals for a new viable use assess and review the existing fire resistance to the fabric and party walls with the conservation consultant and the LPA to establish the extent of any dismantling required and the implications to minimise harm to the heritage asset.
2.66	All	n/a	Suitably qualified and experienced consultant to prepare of a Conservation Management Plan.
2.67	All	n/a	Review of the consent history and auditing of all items that may require regularisation under statutory consent and or Building Regulations.
2.68	All	n/a	Undertaking a Utilities search and audit of the existing mechanical, electrical and drainage services including access controls, fire prevention etc. by a suitably qualified and experienced consultant.
2.69	All	n/a	Suitably qualified and experienced specialist to undertake a review and proposals for providing new services to suit 21st century future uses by a suitably qualified and experienced consultant to minimise the impact on the significant fabric including wireless connectivity etc.
2.70	All	n/a	Reinstatement on a 'like for like' basis of 'lost' ironmongery, door, window, metalwork, external 'Fire Station' light fittings on an elemental basis by a suitably qualified and experienced consultant based on historic record photographic evidence as available.
2.71	Exterior	36	Reinstate missing chimney pots to existing stacks serving fireplaces internally.
2.72	Exterior	1	Reinstate lost early 20th century timber and glazed doors to the front façade based on historic record photographic evidence.

2.73	Interior First Floor	64	Remove inappropriate fire surround to First Floor.
2.74	Interior	72	Retain or remove and reinstate in an area of the building the existing cast iron radiators.
2.75	Exterior	73	Remove modern air bricks in external walls and replace with cast iron traditional patterns where they are still required.
2.76	Exterior	74	Remove the modern metal fire escape stair and make good to the adjacent fabric.
2.77	Exterior	27/31	Reinstate the window to the rear bay at first and second floors to match the existing adjacent.
2.78	Exterior	22/23/33	Renew or remodel the existing rear modern extensions replacing asphalt/felt with new lead roofs.
2.79	Exterior	31	Renew leadwork to the rear bay window and all associated abutment flashings to suit lead Sheet Association Guidelines.
2.80	Interior	46	Remove modern finishes to stair treads and review if stone can be left as finish.
2.81	Exterior	1	Repair entrance threshold cracked concrete
2.82	Exterior	75	Suitably qualified and experienced conservation accredited Structural Engineer in tandem with an Arboriculture specialist to seek permission from No. 22 to review the condition of the mature tree in their rear garden and in relation to the retaining boundary walls to the rear of Radford House.

3.0 Photographs

The photographic record is limited to primary examples to accompany the table in Section 2. It is not intended or represent and exhaustive record of the building defects to the significant fabric.

Author
Figure 1 - Front forecourt entrance paving and condition of threshold.

Author
Figure 2 - South east facing elevation damage to render arris

Author
Figure 3 - Typical façade cracks to render to front facade

Author
Figure 4 - Scar of former annexe, modern services and areas of re-pointing and light cleaning required to south east facing elevation

Author
Figure 5 - Typical of areas requiring a light clean to the façade brickwork to south east facing elevation

Author
Figure 6 – Evidence of additional storey to rear wing and brickwork requiring re-pointing to south eat facing elevation

Author
Figure 7 – Typical damage to brickwork adjacent to doorway

Author
Figure 8 – Typical example of gulley to south east facing façade requiring regular maintenance to keep clear of debris

Author
Figure 9 – Typical repairs required to brickwork and render to south east facing elevation

Author
Figure 10 – Evidence of historic work to the façade, modern services and typical condition of rainwater goods to south east facing elevation

Author
Figure 11 – Typical example of extant tuck pointing to south east and rear south west facing elevation façade brickwork

Author
Figure 12 – Typical damage to cornice and light cleaning required to front elevation and replica light fitting. Crack to façade render.

Author
Figure 13 – Former fixing holes to lantern and isolated repairs to replica plaque to front facade

Author
Figure 14 – Typical example of localised damage to replica plaque

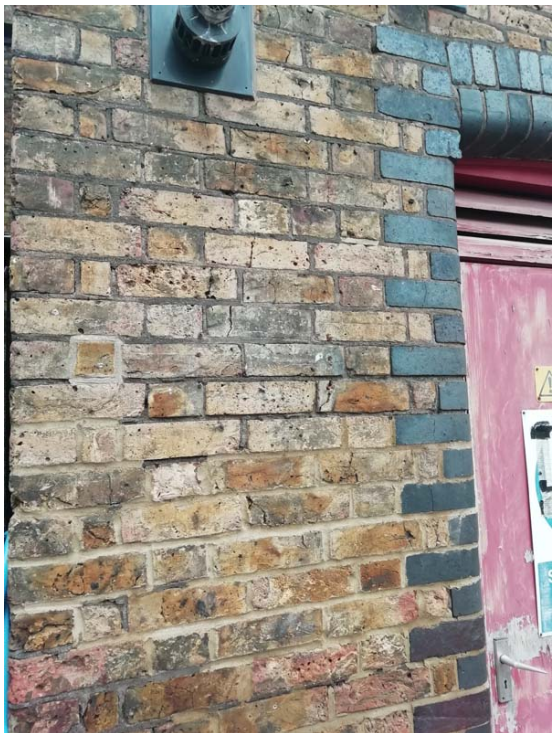
and condition of timber surround bead to front façade.

Author
Figure 15 – Typical example of remaining vegetation and new growth to front façade

Author
Figure 16 – External condition of rear doors

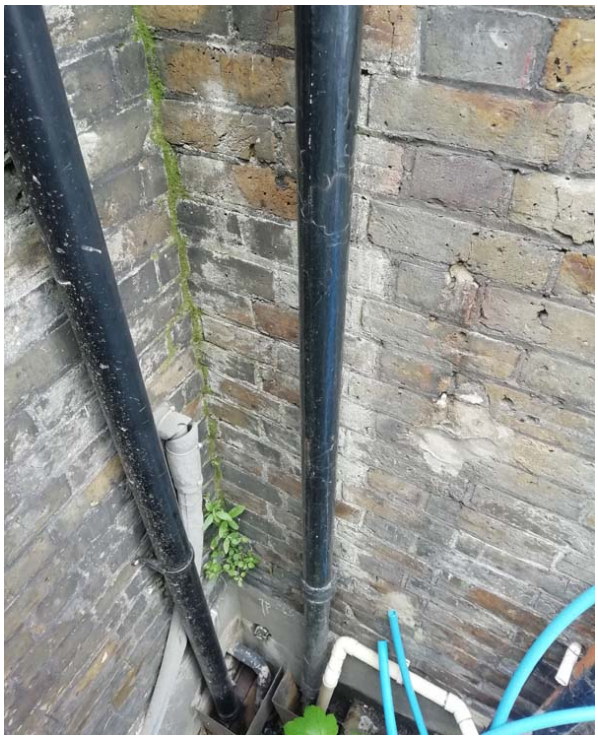
Author
Figure 17 – Historic abutment to adjacent party wall with No. 22

Author
Figure 18 – Typical example of modern vent to window and efflorescence to north west facing façade brickwork



Author
Figure 19 – Typical example of cracked bricks, modern re-pointing and ‘hungry’ mortar joints to rear south west facing elevation.

Author
Figure 20 – Typical example of effloresence and existing condition of asphalt roofs to modern additions at rear.



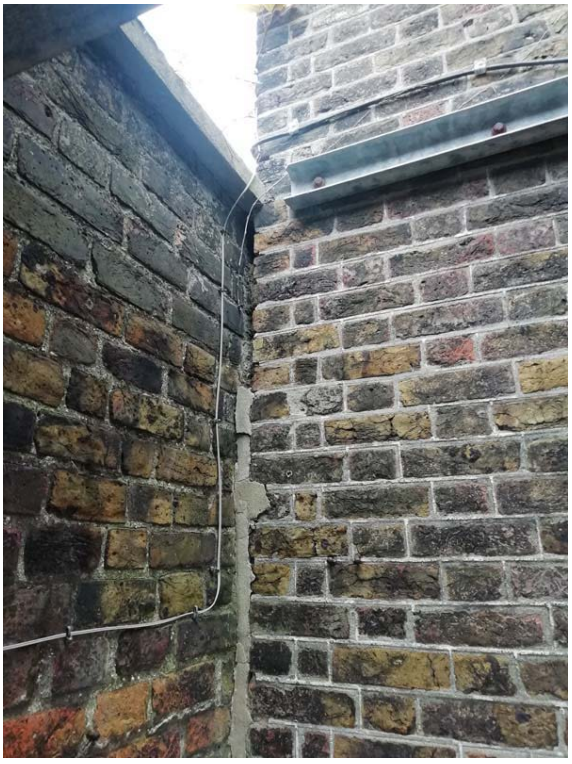
Author
Figure 21 – Typical example of localised vegetation and condition of external gullies at the rear

Author
Figure 22 – Hood detail to existing rear window suggesting gutter is inefficient

Author
Figure 23 – Typical condition of modern asphalt roofs with ponding and debris from damaged part wall with No.22

Author
Figure 24 – Typical examples of existing condition to painted timber windows

Author
Figure 25 – Typical condition of brickwork with extant tuck pointing and coping with Virginia Creeper re-establishing to rear south west facing elevation



Author
Figure 26– Typical rear abutment with No 22

Author
Figure 27– Typical example of repairs required to render of rear bay window details indicating underlying red brick at first floor

Author
Figure 28 – Typical cracks to render details of rear bay window at first floor

Author
Figure 29 – Typical loss of render cornice detail to rear bay window at first floor

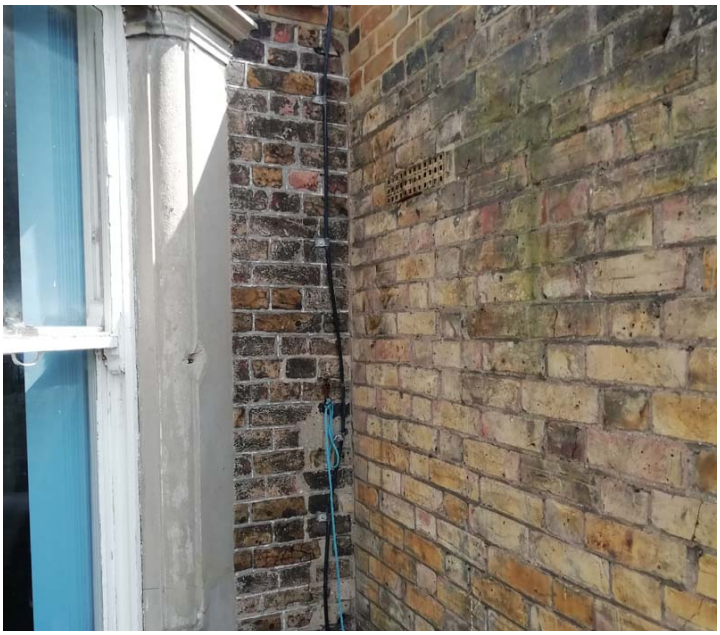
Author
Figure 30 – Typical detail of cracks to rear bay window render at first floor

Author
Figure 31 – Typical condition of rear bay windows and loss to detail of render to second floor

Author
Figure 32 – Typical crack to rear bay window cill to second floor

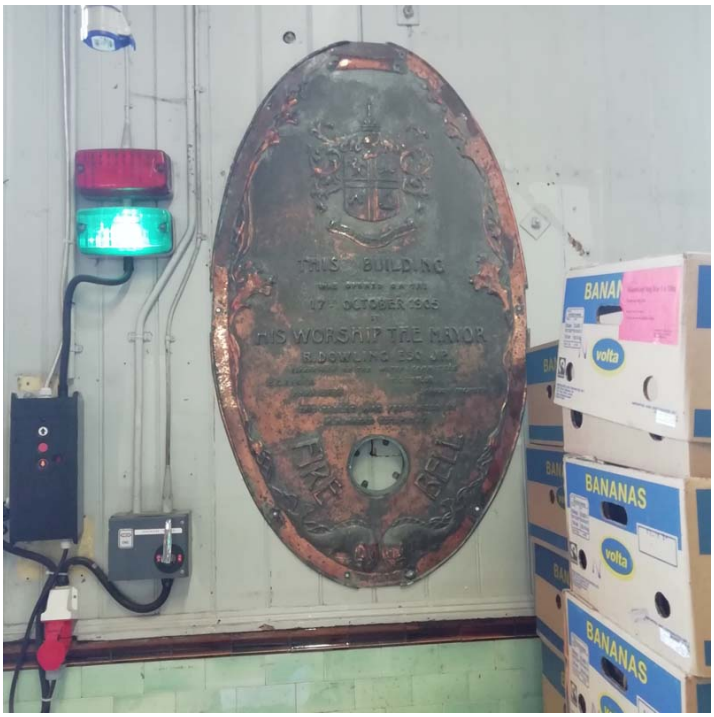
Author
Figure 33 – Typical example of abutment of modern extension to rear annexe

Author
Figure 34 – Typical example of damage to brickwork to south east facing elevation

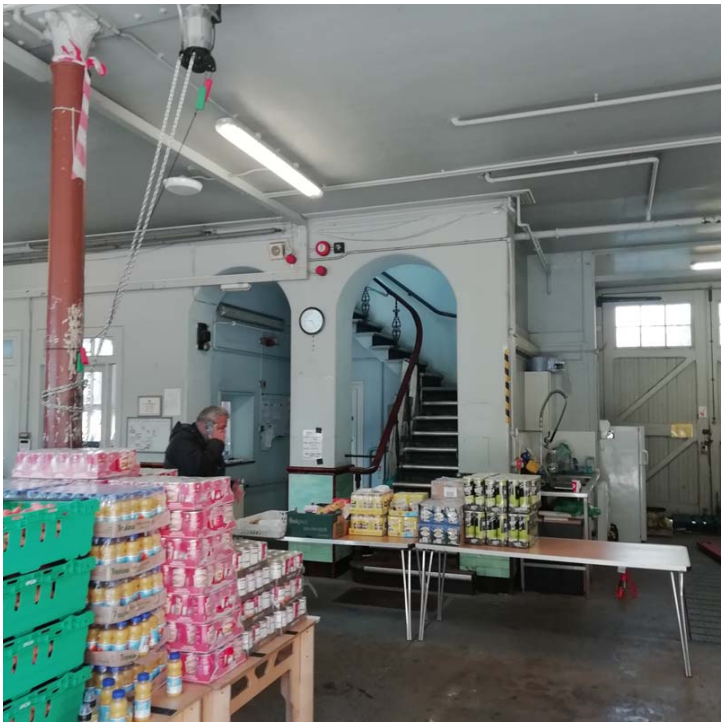


Author
Figure 35 – Typical example of the evidence extant original tuck pointing to side of later bay window and abutment of a later extension (right) to the rear façade

Author
Figure 36 – North west facing façade with Virginia Creeper re-establishing, condition of rainwater goods and the lower section not currently visible to establish its condition. Loss of chimney pots.



Author
Figure 37 – Condition of the original plaque to Ground floor 00-01



Author
Figure 38 – Ground Floor detailing and extant original cornices – Ground Floor 00-01

Author
Figure 39 – Detailing of 1909 interventions– Ground Floor 00-01

Author
Figure 40 – Detailing of 1909 interventions– Ground Floor 00-01

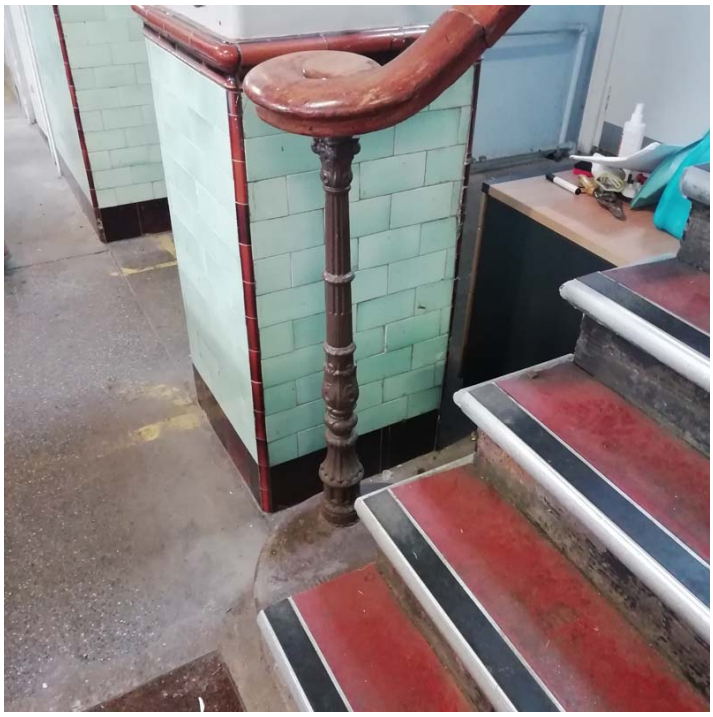
Author
Figure 41 – Detailing extant window which may be an original opening– Ground Floor 00-03

Author
Figure 42 – Detailing of early 20th century door and extant match boarding– Ground Floor 00-04

Author
Figure 43– Typical example of existing decorative state to Ground Floor
and abutment of original internal cornice at the original rear wall to the house 00-01

Author
Figure 44 – Typical example of hygroscopic salts to bae of wall with
modern gypsum plaster – Ground Floor 00-01

Author
Figure 45 – Typical cracks at inner reveal to external door – Ground Floor 00-01



Author
Figure 46 – Typical view of existing staircase curtail with missing balusters and modern covering to the stone treads 00-01

Author
Figure 47 – Typical example of loss to existing glazed bricks and dado band – Ground Floor 00-01

Author
Figure 48 – Typical view of original cornice extant – Ground Floor 00-01

Author
Figure 49 – Typical cracks to inner face of external wall – Ground Floor 00-01

Author
Figure 50 – Typical view of 20th century intervention with decorative column and riveted steel beams 00-01

Author
Figure 51 – Example of crack to render in rear plant room – Ground Floor 00-08

Author
Figure 52 - Extant original? Door blocked up – First Floor 01-09

Author
Figure 53 – Typical example of lost detail to chimney breast – vented with modern services conduit attached – First floor 01-09

Author
Figure 54 - Typical lost detail to chimney breast – currently blocked – First floor 01-05

Author
Figure 55 – Extant detail of fireplace surround to modern annexe extension – First floor 01-06

Author
Figure 56 – Typical example of evidence of leaks to annexe – First floor 01-06

Author
Figure 57 – Typical example of cracks to rear annexe – First Floor 01-07

Author
Figure 58 – Typical detail of staircase which may have what might be some original details to splat balustrade and hardwood handrail 01-08

Author
Figure 59 – Typical example of extant joinery and extant painted chimneypiece, opening to fireplace blocked 01-01

Author
Figure 60 – Typical example of inappropriate intervention with modern services penetrating the front façade and insertion of new partitions to sub divide the original plan form – First floor 01-01

Author
Figure 61 - Rear of blocked doorway which may be original 01-01

Author
Figure 62 – Evidence of what is likely to be an original cornice detail 01-01

Author
Figure 63 – Typical example of an inappropriate intention with lower sash glazed with obscured glass 01-03

Author
Figure 64 – Typical example of inappropriate modern fireplace surround 01-04

Author
Figure 65 – Typical example of potential evidence of earlier decorative scheme beneath modern finishes 01-04

Author
Figure 66 - Typical example of potentially original detailing and later interventions - First floor 01-08

Author
Figure 67 – Typical evidence of lathe and plaster linings to the internal face of external walls

Author
Figure 68 – Evidence of cracking which may relate to an original partition line (now lost) – Second floor 02-01

Author
Figure 69 – Typical. Evidence of original timber boarded floors suggesting the joists run from front to back

Author
Figure 70 – Typical ‘dip’ in the ceiling of the bay – Second floor 02-04

Author
Figure 71 – Extant chimney breast currently blocked up with no ventilation 02-02

Author
Figure 72 – Extant twentieth century radiators – Ground floor 00-01

Author
Figure 73 – Modern rear fire escape stair – Rear South west facing elevation

Author
Figure 74 – Modern air bricks – South East facing elevation

Author
Figure 75 – Mature tree to the rear of No. 22 and modern storage containers to the rear of the building

4.0 Summary Conclusions

The Former Ramsgate Fire Station is in reasonably good condition overall with some areas of immediate concern in terms of loss of fabric which can lead to ingress, cracks, and any structural implications externally.

It would appear that the original 18th century Effingham House was subject to significant changes in order to become the new fire station, with the loss of plan form at ground floor and second floor, re-modelling to the doors and fenestration of the front façade being the most significant changes.

The building is a palimpsest of changes over time, and it is appreciated that it is much altered from the original house and for much of its life it has been a fire station in active use. It appears that the plan of form of the original house may be most extant at first floor level with some solid masonry partitions remaining. Some loss of the original fabric may pre-date the new fire station when the house changed ownership in the early 19th century there may have been significant alterations.

In conclusion, further research is now required to be able to provide a statement of significance and associated phasing plan. There are a series of historic record photographs available from various sources and the available Cartochronology is helpful as noted in Section 1. It would be highly beneficial to establish what further records exist, including if any of the original drawings can be located to inform lost or concealed fabric of significance and to provide evidence of any changes over time. This documentation should then be and formatted and archived an accessible way and as a logbook and as described in BS7913:2013. This information will be helpful to the client and consultant team in terms of the client duties under the CDM 2015 regulations.

There appear to be small areas which are likely to date from the earlier house or later 19th century alterations, which will need to be proven with some localised opening up and further investigations required to more fully understand the extent of fabric from Effingham House that remains. These include but are not limited to, tuck pointing to the east elevation, the stone cantilevered staircase, remaining fibrous plaster cornices, some skirtings, architraves and the timber chimney piece to the first-floor room (1.01) and some built in cupboard joinery. With the removal of carpets and modern suspended ceilings, the extent of original floors and ceilings can be established. Much of the internal joinery on the first and second floors and virtually all of the windows appear to date from the early 20th century alterations. Internal doors are largely modern plain fire doors.

There appears is a series of maintenance issues that need to be addressed to the exterior to prevent further deterioration. The main concerns are areas of re-pointing, loss and damage to render and re-decorations and repair to external joinery and rainwater goods.

The interior which has been in use throughout the 20th century, until relatively recently (and today continues to be in more active use at Ground Floor) overall it appears to be in reasonably good condition. However, there are many modern interventions that may conceal defects that remain unidentified. These will need to be carefully removed and may also assist in establishing both the extent of underlying earlier fabric of significance that remains extant or conversely to confirm the extent of loss over time and to establish the condition of areas currently not included in this report.

All works to the building should be undertaken by suitably qualified and experienced specialists, consultants, craftsmen and conservators as applicable and in accordance with BS7913 - 2013 – Guide to the conservation of historic buildings.

FURTHER INVESTIGATIONS AND SURVEYS

The following is a list of anticipated surveys and investigations that are likely to be required to be undertaken to inform and support a more detailed review of the condition of the building:

- Endoscope analysis of flues, concealed structure etc;
- Surveys to establish the current building pathology including, rot, infestation and beetle;
- An assessment of the repair/remedial measures required to the replica plaque and the original;
- Thermal Façade Performance review to establish the existing conditions and inform proposals to up-grade and improve thermal performance;
- Ongoing asbestos review prior to investigations and to remove remaining identified or suspected ACM's;
- Paint Analysis (Internally and Externally) – to understand former or original decorative schemes and to establish the relative provenance of individual element ;
- Acoustic reports on the existing conditions and to advise on the potential impact of proposals;
- Party wall review of adjacent property boundaries and abutments as applicable;
- Utilities Search;
- Drainage survey;
- Survey of existing services provision and potential for re-use;
- Non-invasive opening up to establish causes and or construction including the implications for the removal of later or inappropriate interventions;
- Archaeological investigation of the potential for extant tunnel(s) and or cellar below the adjacent land and/or property, as applicable;
- Photogrammetry survey of the interior and exterior;
- Heritage Specialist Access Audit;
- Evidence of Lead Paint laboratory report;
- Evidence of Anthrax laboratory report;
- Laboratory report for external brickwork mortar analysis including the tuck pointing for colour and materials;
- Laboratory report on the external render analysis;
- Laboratory report for internal lime-based plaster analysis;
- Recording, squeezes and samples of the damaged plasterwork, joinery and compo for replication as applicable;
- Brick samples for repair;
- Tile samples for repair as appropriate;
- Fire Strategy report and assessment of existing doors and partitions;
- Feasibility of the provision of secondary glazing including draught stripping to existing windows including works to overhaul, repair and refurbish the existing and/original windows;
- Specialist and new decorative scheme paint samples/trials.

APPENDICES

Appendix I Listing Description

Ramsgate Fire Station

Grade:	II
Listing Entry:	1101734
Date first listed	04 Feb 1988
Date of most recent amendment	23 May 2019
Statutory Address:	Kent Fire and Rescue Services 18 – 20 Effingham Street, Ramsgate, Kent CT11 9AT
County:	Kent
District:	Thanet (District Authority)
Parish:	Ramsgate
National Grid Reference:	TR 3811264916

Summary

C18 house converted and extended in 1905 under the direction of the Borough Engineer T G Taylor to serve as Ramsgate Fire Station.

Reasons for Designation

The former Granville Hotel on Victoria Parade is listed for the following reasons:

Architectural Interest:

*As a well-preserved fire station of 1905, adapted from a large C18 house, retaining a range of distinct features from both periods.

Historic Interest:

- As a clearly legible example of how local fire brigade fire stations were planned and operated in the early C20.

History

Ramsgate is situated on the east coast of the Isle of Thanet, facing France and the Low Countries. Originating as a fishing village within the medieval parish of St Laurence, Ramsgate's development from the C16 was driven by the strategic importance of its coastal port. Late C17 trade with Russia and the Baltic resulted in a wave of investment and rebuilding in the town. IN 1749 the construction of a harbour of refuge from storms in the North Sea and Channel was approved, and a cross wall and inner basin were completed in 1779 to the designs of John Smeaton. Later improvements included a lighthouse of 1794 – 1795 by Samuel Wyatt and a clock house of 1817 by Wyatt and George Louch.

Into the mid C-18 Ramsgate became increasingly popular as a seaside resort, its expansion being accelerated by road improvements and faster sea passage offered by hoys, packets and steamers. In the town, an assembly room, warm water baths, subscription libraries and places of worship were joined by new streets such as Effingham Street; which became the most desirable residential street in town. The present fire station building, initially known simply as 'Effingham House' was in the C18 the house of Admiral William Fox (1733 – 1810). By 1829, the house had been enquired by Richard Tomson of the local brewers Tomson and Wotton and some modifications and minor extensions to the rear of the house were made in the decades that followed. The

house had, until the end of the C19, extensive grounds to the rear which extended to the west and north as far as Elms Avenue and Clarendon Gardens; this land was subsequently parcelled off to become the site of Clarendon House School and Ramsgate Library.

As the town grew following the arrival of the South Eastern Railway's branch line in 1846, a series of major urban improvements were made. The construction of Royal Parade and landscaped paths to join the upper promenades to the seafront and Undercliff walks responded to and encouraged the town's burgeoning tourist industry, whilst new hospitals, schools and services were established to serve the expanding permanent population of the town. During this period of investment, the Effingham Street site was acquired for the Ramsgate Fire Station, with conversion and significant rebuilding work concluded in 1905 under the direction of Borough Engineer T G Taylor. A plaque affixed to the façade records the opening of the station by the Mayor, R Dowling Esq. on 17 October 1905.

The Ramsgate Station opened at the beginning of a period of transition for fire stations across the country. In 1905, the Red Lion Street station in Wapping became the first to be designed specifically for motorised fire engines, setting a precedent for brigades across the country. Bromley was the first brigade in Kent to acquire motorised engines in 1910, with Ramsgate following five years later when Dame Janet Stancomb-Wills, a member of the town council and a major benefactor of the town, donated funds for this purpose. The transition towards the use of motorised engines came too late to influence the design of the Ramsgate Station, which was arranged along the lines of standard mid-sized stations of the late C19 to accommodate two horse drawn fire carriages. A narrow range to the western end of the site, consisting of several small outbuildings and an enclosed yard is shown on the Ordnance survey (OS) map of 1907 (Kent 1:2500). This may have been the stabling block for the station, possibly converted from an earlier structure associated with Effingham House which is shown on the OS map prior to the 1905 conversion (Kent 1896, 1:2500). Into the later C20 the additional buildings on the station plot were cleared, including a narrow building at 18 Effingham Street, which is shown in the OS maps until 1978.

Elements of the external form, roof structure and some internal fittings appears to survive from the early to mid C18 house. However most the existing station is the product of the 1905 conversion. The main operational area (the appliance bay/engine house), control office and hose drying/drill tower remain with minor alterations since 1905. Some later modifications have been made to the upper rooms, with an arrangement consisting of mess rooms, kitchens and changing areas and dormitories with modernised kitchen and toilet facilities with later external stairs (added around 18980) to the rear of the building.

Details

Early to mid C18 house converted in 1905 under the direction of Borough Engineer T G Taylor to serve as Ramsgate Fire Station.

MATERIALS: Stock brick, rendered to main elevations with slate roof.

PLAN: three storey, double range house running parallel to Effingham Street with a range to the rear with a hose drying/drill tower. The two-bay ground floor is mainly occupied by the engine house/appliance bay which fronts onto Effingham Street. A control/watch room is set to the rear on the south side with a shallow single storey projection to the both; this originally for taking in the horses from the rear yard. Above, on the two upper floors are the dormitories, a mess rooms, kitchen and kit room for the brigade.

EXTERIOR: the principal façade has rusticated ground floor with a cill band, a plat band with RAMSGATE FIRE STATION' inscribed ion the second floor and a modillion cornice parapet with stacks to the left and right. The second floor has three evenly spaced sashes, with a pair of tripartite sashes flanking one central single sash on the first floor (upper leaves with glazing bars) these with incised keys lintel over. Two large, replacement glazed metal carriage doors occupy the ground floor with heavy cornices on double brackets marking these out. The piers to the carriage doors have rounded edges, to prevent scuffing. Set between the carriage doors is a central

oval bronze dedication plaque with a fire bell button (since lost) in a keyed surround which records the date of opening (17 October 1905) and the town dignitaries present. Above the plaque is a wall-mounted fire lamp.

The rear elevation is comprised of a combination of later C19 additions and some re-building and new fenestration from 1905. The two -storey shallow pitched rear wing (extending to the south west corner of the C18 core of the house) was added in1872, although its present form is principally a product of the 1905 scheme. The most notable element of this projection is the four-storey hose drying/drill tower at its west end, which is of stock brick within openings on its west face marked out with glazed purple bricks (the openings all fitted with modern metal shuttering). Th projecting wings has a chamfered corner at ground-floor level, occupied by a narrow plank door to the workshop./store and sheltered by a stepper-brick projection. The north side of the rear elevation has a projecting single storey range of 1905 with double carriage doors giving access from the yard to the appliance bay. Above this are tow broad rendered bay windows. The central sashes of these bays have been replaced with escape doors and most of this portion of the elevation has been obscured by external metal stairs, added in around 1980. The side elevations are of plain yellow brick, with some rebuilding and repointing to the gable ends on both sides; the southern elevation with two narrow inserted sashes to the first floor and a door to the watch room to the west.

INTERIOR: The appliance bay or engine house is simply divided into two carriage bays, with cast- iron column with an acanthus leaf capital supporting a riveted steel transverse beam in the centre. The appliance bay walls have mottled teal tilework with brown border tiles to dado level. To the rear of the appliance bay, set centrally, is a stone, open well staircase with decorative cast-iron splat balusters and a hardwood handrail which is turned around a curtail at the base; this is probably retained from the original Effingham House arrangement. The watch tower (control office), to the south of the stairs, has simple tongue-and-groove-dado panelling, built in cupboards and a pair of part-glazed panelled doors; one to the appliance bay flanked by narrow margin lights and another to the west side, which is set within a multi paned glazed screen (this separating the watch room from a distinct workshop/store can be accessed from the rear drill yard).

The upper floors retain several simple four-panelled doors, fragments of tongue-and-grooved panelling, a series of window and door surrounds, skirting and some plaster cornice detailing; most of which appears to belong to the conversion of 1905, although it is possible that some earlier joinery may have been reused and some of the plaster work is potentially of grater age. A notable feature, contained within the rear dormitory room on the first floor, is a blocked and partly obstructed fireplace with a fine Adamesque surround featuring swags and floral Ovid motifs to the architrave (another probable early feature from Effingham House. The hose-drying/drying tower and the workshop/store within the rear range were not inspected internally.

SUBSIDIARY FEATURES: a simple single-storey, flat roof kit store of around 1930n is situated in the north west corner of the rear yard; this does not contribute to the special interest and is not to be treated as part of the listed building.

Sources

Books and Journals

Busson, C, Book of Ramsgate 128-129

Reading, Billy (Author) Fire Stations, (2017)

Websites

Kent Fire Fighting Museum, accessed 18 December 2018 from

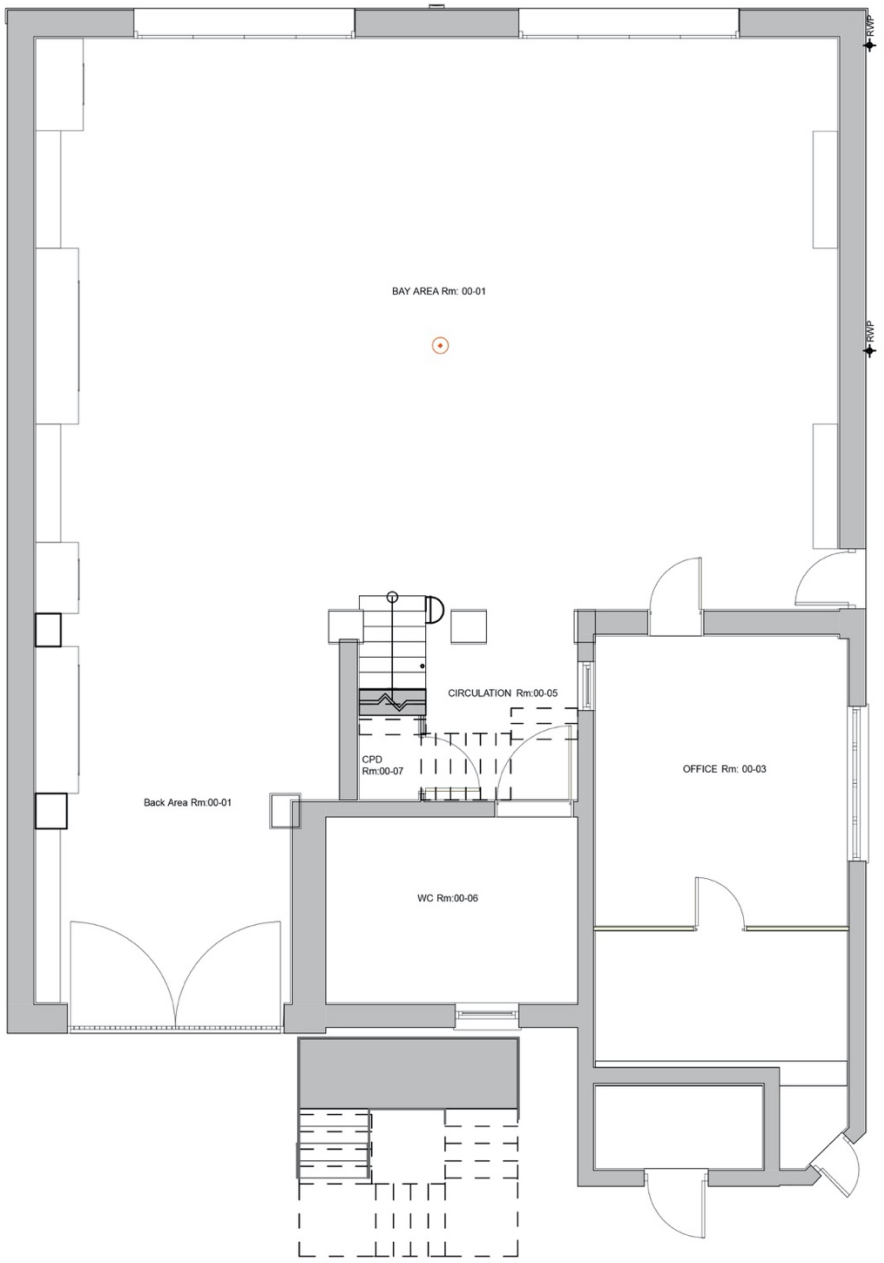
http://www.kentfirefightingmuseum.org.uk/about/introduction/
(http://www.kentfirefightingmuseum.org.uk/about/introductio)

Other

Cheltenham Chronicle, 2 July 1829 p. 4

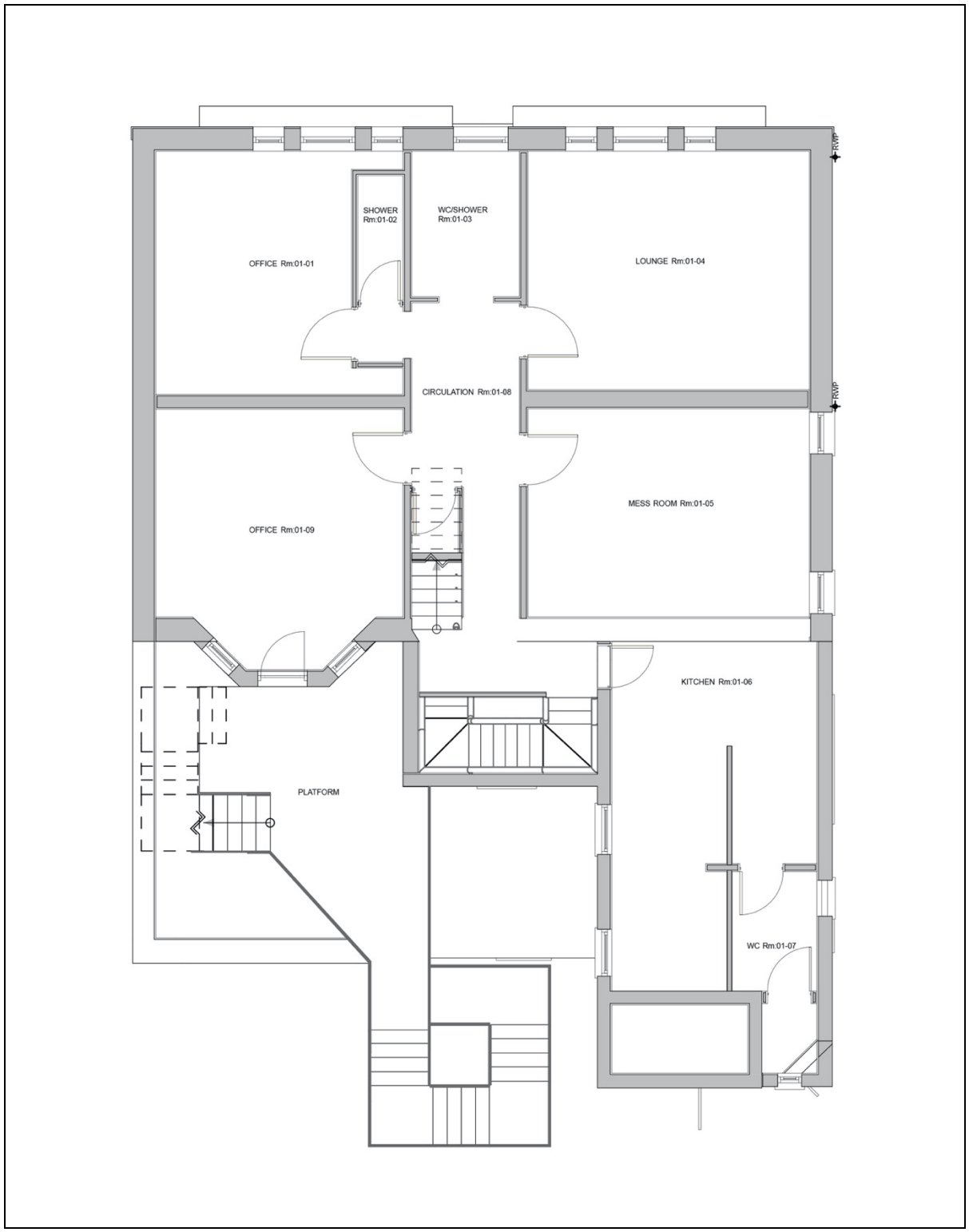
Accessed on 21st January 2020.

Appendix II Plans Annotated with Room References



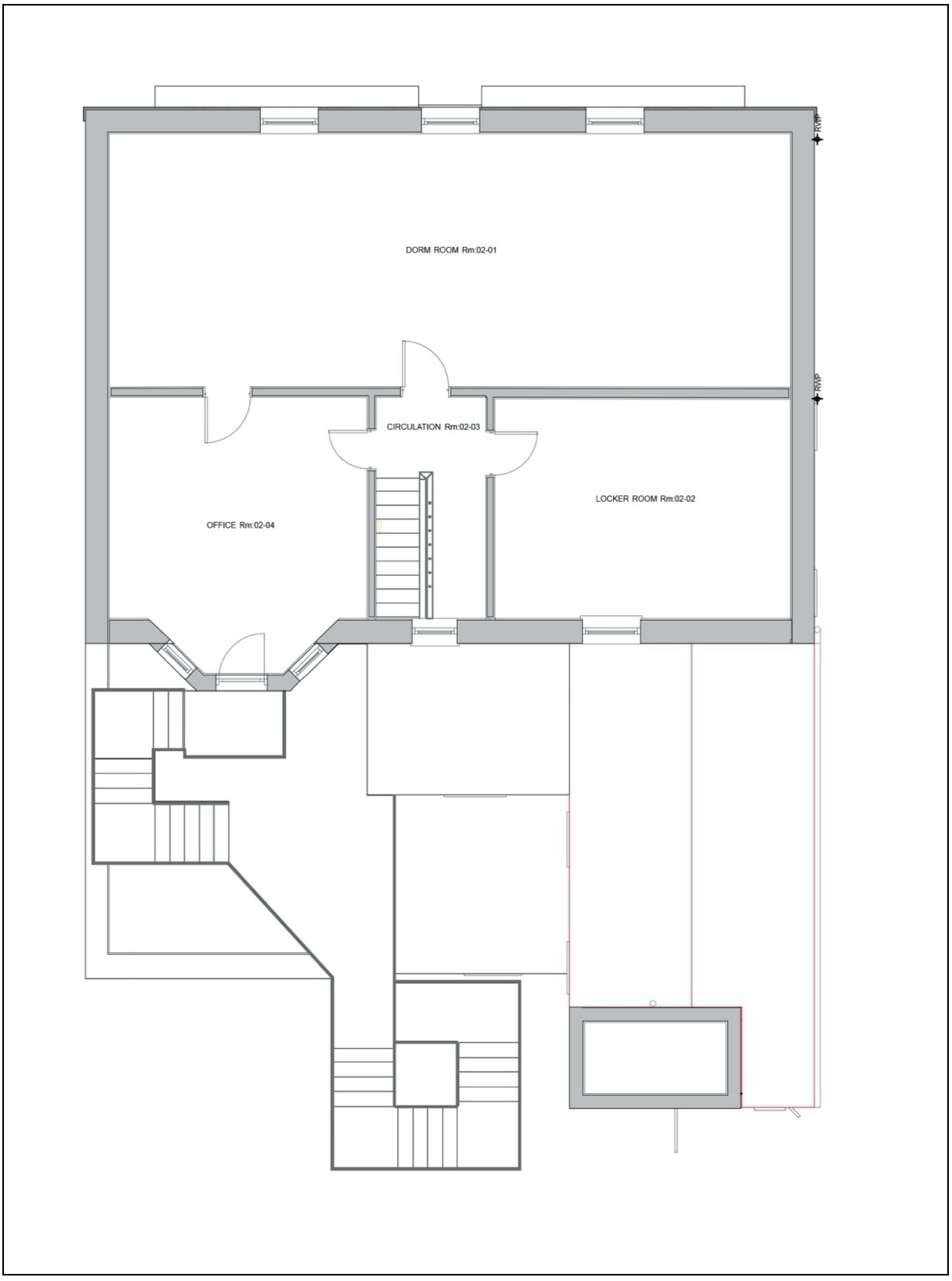
GROUND FLOOR

Provided by del Renzio & del Renzio - based on the survey by the Kent & Medway Fire & Rescue Authority dated July 2007 – NB. Missing features and details have been noted by the client team



FIRST FLOOR

For room reference purposes only - Provided by del Renzio & del Renzio - based on the survey by the Kent & Medway Fire & Rescue Authority dated July 2007 – NB. Missing features and details have been noted by the client team



SECOND FLOOR

For room reference purposes only - Provided by del Renzio & del Renzio - based on the survey by the Kent & Medway Fire & Rescue Authority dated July 2007 – NB. Missing features and details have been noted by the client team

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