



299 - The Biggin

Condition Survey

02/26: Planning Issue

Michael Collins Architects

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Note - Do not scale from this document, scales indicative.

1.0 Executive Summary

2.0 Description

3.0 Terms of Reference

4.0 The Survey

1.0 Executive Summary

The inspection of The Biggin has revealed a number of issues, both structural (further detailed in Initial Structural Report by Seabrook Groves Engineers) and cosmetic, with issues often stemming from high humidity and occupant interventions internally and water retention externally.

There is evidence of ongoing decay to a number of elements of the historic fabric which need addressing to prevent further deterioration and potential loss of historic fabric.

2.0 Description

The Biggin is an alms house dating from circa late C16th early C17th and listed Grade 2* by Historic England, Listing No. 1102181. It is located on the south side of Hitchin market with the main entrance located on the north side of the building and the river Hiz running past the western side.

It was originally an oak framed structure over two floors with an extensive attic space beneath the steeply pitched plain tiled roof, and internal cloistered courtyard, dating from around the late 16th century. It was initially used as a priory but has had a number of uses over the years and therefore alterations and repairs. Much of the timber frame has been replaced by, or paired with, red brick masonry, forming historic fabric in its own right with the latest round of repair and modernisation carried out in the 1960s.

Most recently, the building has been used as subdivided flats run by a charitable trust, the high humidity present in some of the units as a result of this usage has resulted in moisture build up and deterioration of some of the building fabric.

3.0 Terms of Reference

This condition report was carried out by Michael Collins Architects, in conjunction with Seabrook Groves Engineers, in February 2026, having been commissioned by the client.

The commission involved inspection and reporting on the condition of the existing external and internal elements of the building and surrounding landscaping.

This survey is not considered exhaustive and has been generated for the purposed of the forthcoming statutory approval applications.

4.0 The Survey

The building was surveyed over several dates in February 2026 where the weather was generally dry but there had been significant periods of prolonged wet weather at the time. The survey was carried out without the use of high level access equipment with all observations made from ground or floor level. Refer to the structural engineers report for structural observations

The survey was restricted to the external and visible internal fabric of the building.

The report does not comment on the condition or compliance of M&E services and associated equipment.

A detailed digital photographic record was prepared during the inspection and has been retained for future reference. A selection of these have been included within the body of the report.

Finally, the report is not a specialist research into the presence of contamination by any harmful substance, nor an asbestos inspection as defined by the Control of Asbestos in the Workplace Regulations.

5.0 Condition Report

5.1 External Elevations



West Elevation viewed from River Hiz

Summary of Key Findings

- The facades are generally poor condition, particularly the southern facade.
- The south western corner wall of the building which is timber framed (facing Gill Grey place) is very badly rotten and needs to have the existing timbers stripped in places, with an element of replacement and re-splicing.
- Significant amounts of the elevations have been re-pointed with cement in place of the original lime and mortar. This is trapping moisture across the facade.
- A concrete edging has been added across parts of the building's base, leading to surface water drainage complications and further trapping of moisture to the building facade and structure.



Street Elevation, North Facing

- 1. Surface water drainage issues. Damp build up.
- 2. Collapsing window head
- 3. Previous window opening infilled with brick
- 4. Hitchin United Charities plaque
- 5. Existing cast iron rainwater goods. Poor to fair condition. Replacement and isolated repair required following detailed survey
- 6. Light fitting above door in very poor condition. Not inkeeping with historic fabric. New bronze fittings proposed.
- 7. Flush pointed mixed bond masonry. Bowing evidence in part of the facade.
- 8. Post covered with moss and algae.
- 9. Historic crack, further inspection recommended to confirm that the crack is not progressive.
- 10. Brickwork in reasonable condition considering age. Several bricks de-faced generally due to natural softness of the hand-fired brick. Majority of mortar is lime mortar with some areas of cementitious mortar. Further survey and schedule required to determine what particular bricks require replacement. All cement mortar to be repointed as per structural survey.

Structural Survey Key:

- Lintel works required
- Cement
- Rotting timber
- ←---→ Bulging facade
- Excessive dampness



- Elevation works key:
- 1. Removal of cement pointing. New lime mortar pointing as per structural survey.
 - 2. Timber repair
 - 3. Removal of cement edging. New french drain.
 - 4. Code 5 lead work to window heads
 - 5. Repairs to existing rainwater goods: cast iron new joint spigots and end-stops
 - 6. New bronze light fitting
 - 7. Remove hedging
 - 8. Removal of fixtures and fittings
 - 9. Lintel works as per structural survey
 - 10. Rectification of existing felt drip detail
- Window Works Key:
- Retain, Repair, Introduce Slimline Glazing: treat damage and dry out moisture. Introduce slimline secondary glazing. Strip white paint subject to timber condition.
 - Retain and Repair: Clean, repair any damage. Courtyard only.
 - Replace: replace with double glazed dark hardwood frames rectangular leaded lights

Proposed North Elevation
Captured at 1:20 at A3. Please refer to drawing 032 for full page.



Elevation, West Facing

1. Surface water drainage issues, flower bed unlikely to drain water quickly but is considered an improvement on hard standings on other elevations.
2. Window lead flashing works required
3. Cementitious with roofing felt detail, trapping moisture in the facade. Paint likely unbreatheable encouraging decay.
4. Louvered dormer to attic
5. Base of plate is very damp. Some decay to timbers but may be salvaged.
6. Clear vegetation to determine condition of existing gully outlet to ascertain remedial works. Rot in base of stud above concrete skirt.
7. Existing cast iron rainwater goods. Poor condition. Replacement and isolated repair required following detailed survey
8. Brickwork in reasonable condition considering age. Several bricks de-faced generally due to natural softness of the hand-fired brick. Majority of mortar is lime mortar with some areas of cementitious mortar. Further survey and schedule required to determine what particular bricks require replacement. All cement mortar to be repointed as per structural survey.

Structural Survey Key:

- Cement
- Rotting timber
- Excessive dampness



Elevation works key:

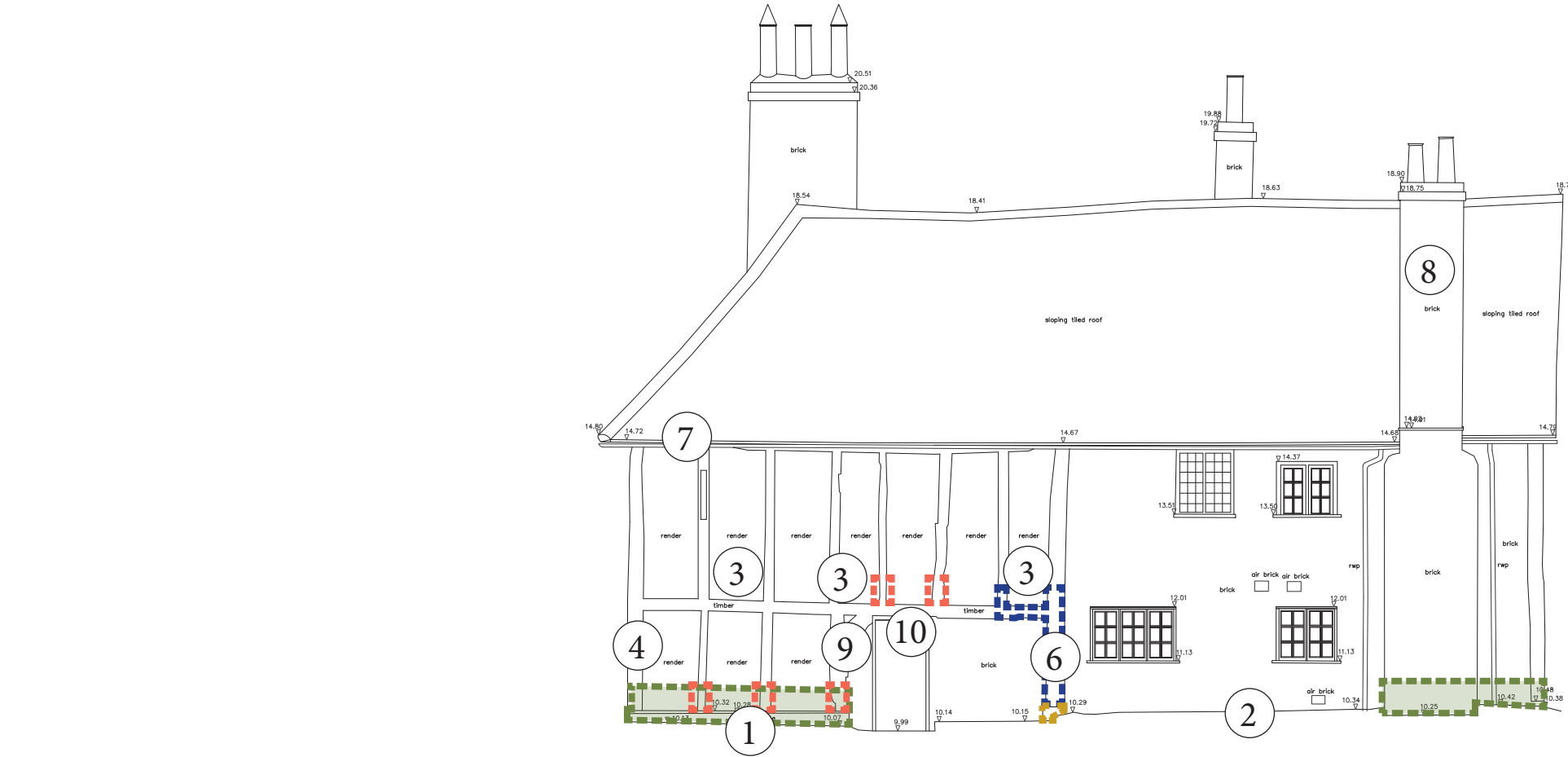
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6. New bronze light fitting
7. Remove hedging
8. Removal of fixtures and fittings
9. Lintel works as per structural survey
10. Rectification of existing felt drip detail

Window Works Key:

- Retain, Repair, Introduce Slimline Glazing: treat damage and dry out moisture. Introduce slimline secondary glazing. Strip white paint subject to timber condition.
- Retain and Repair: Clean, repair any damage. Courtyard only.
- Replace: replace with double glazed dark hardwood frames rectangular leaded lights

Proposed West Elevation

Captured at 1:20 at A3. Please refer to drawing 032 for full page.



Back Elevation, South Facing

1. Surface water drainage issues, rotting posts above. Concrete plinth trapping moisture.
2. Surface drainage water issues. Damp build up.
3. Cement with roofing felt detail, trapping moisture. Unbreathable paint encouraging decay.
4. Planting obstructing survey, likely causing damp build up. Planting to be removed.
5. Windows WG-10, WG-11 and WF-10 with glazing bars to be replaced with hardwood frames and rectangular leading as per window schedule.
6. Timber sounds hollow, further structural investigation needed
7. Existing cast iron rainwater goods. Poor to fair condition. Replacement and isolated repair
8. Chimney tied back to roof
9. Original post and haunch, severely decayed but high historical value.
10. Decay at top of plate and base of stud
11. Back entrance door damaged and lower half bordered up. To be replaced with secure door more inkeeping with historic fabric.
12. Brickwork in reasonable condition considering age. Several bricks de-faced generally due to natural softness of the hand-fired brick. Majority of mortar is lime mortar with some areas of cementitious mortar. Further survey and schedule required to determine what particular bricks require replacement.
13. Hedging within 1.5m of the building heavily shades the southern facade. Cut back, space for new bike store.

Structural Survey Key:

- Hollow sounding timber
- Cement
- Rotting timber
- Excessive dampness



Proposed South Elevation

Captured at 1:20 at A3. Please refer to drawing 032 for full page.

Elevation works key:

1. Removal of cement pointing. New lime mortar pointing as per structural survey.
2. Timber repair
3. Removal of cement edging. New french drain.
4. Code 5 lead work to window heads
5. Repairs to existing rainwater goods: cast iron new joint spigots and end-stops
6. New bronze light fitting
7. Remove hedging
8. Removal of fixtures and fittings
9. Lintel works as per structural survey
10. Rectification of existing felt drip detail

Window Works Key:

- Retain, Repair, Introduce Slimline Glazing: treat damage and dry out moisture. Introduce slimline secondary glazing. Strip white paint subject to timber condition.
- Retain and Repair: Clean, repair any damage. Courtyard only.
- Replace: replace with double glazed dark hardwood frames rectangular leaded lights



Elevation, East Facing

- 1. Surface water drainage issues. Rotting post above. Cement detail trapping moisture.
- 2. Surface drainage water issues with drainage channel. Damp build up.
- 3. Cementitious with roofing felt detail, trapping moisture in the facade. Paint likely unbreathable encouraging decay.
- 4. Localised rot in post base with cement full around
- 5. Louvres in dormer to attic
- 6. Cement at base but timber condition is adequate
- 7. Timber lintel over window is a replacement and does not bear load on left hand side, the lintel therefore leans on the window for support on the left.
- 8. Timber lintel over window is a replacement and does not bear load at either end, the lintel therefore leans on the window for support.

Structural Survey Key:

- Lintel works required
- Cement
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 - 7. Remove hedging
 - 8. Removal of fixtures and fittings
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- Window Works Key:
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 - Replace: replace with double glazed dark hardwood frames rectangular leaded lights

Proposed East Elevation

Captured at 1:20 at A3. Please refer to drawing 032 for full page.

5.0 Condition Report

5.2 Courtyard Elevations



North Facing Courtyard Elevation

Summary of Key Findings

- The Courtyard is considered to be in poor value but of high historical significance. On the east facing courtyard elevation, first floor accommodation is supported by small, oak moulded posts in the Tuscan style to form a cloister on the west side.
- The courtyard is accessible through doorways in the north and south elevations, all flats are accessed from the courtyard.
- The entrance on the north elevation is through one unlocked historic door, and one modern door. The entrance on the south elevation is through one modern door. Both modern doors are in insecure and in very poor condition, their replacement is proposed as per the window and door schedule.

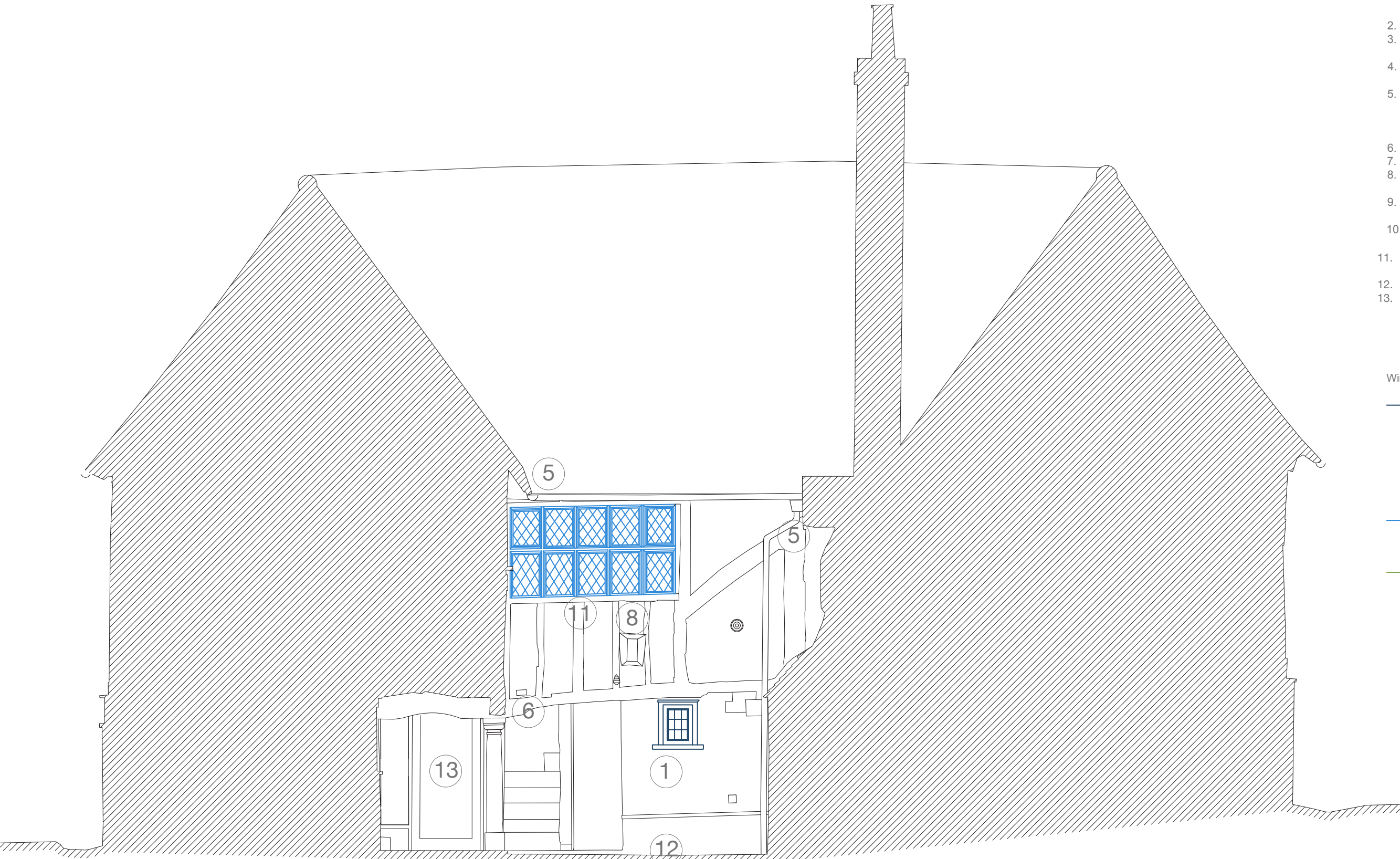


Courtyard Elevation, South Facing

1. Surface drainage water issues due to concrete plinth. Damp build up. Removal of plinth and introduction of french drain.
2. Highly significant historic timbers in a Tuscan style form a cloister. Sound structural condition despite weathered appearance.
3. Post littered throughout courtyard. New post box required proposed prior to DG-002.
4. WF-23 of exceptional historical significance, divided by a partition wall fixed with filler foam. Further detailed survey to specify careful removal of partition.
6. Presence of litter and unused possessions in the courtyard gives the area the appearance of a neglected backyard. Enhancing the overall atmosphere and functionality of the courtyard seeks to foster a more positive environment and treatment.
7. Existing cast iron rainwater goods. Poor condition. Replacement and isolated repair required following detailed survey
8. Several bricks de-faced generally due to natural softness of the hand-fired brick. Majority of mortar is lime mortar with some areas of cementitious mortar. Further survey and schedule required to determine what particular bricks require replacement.

Structural Survey Key:

- Cement
- Rotting timber
- Excessive dampness



Elevation works key:

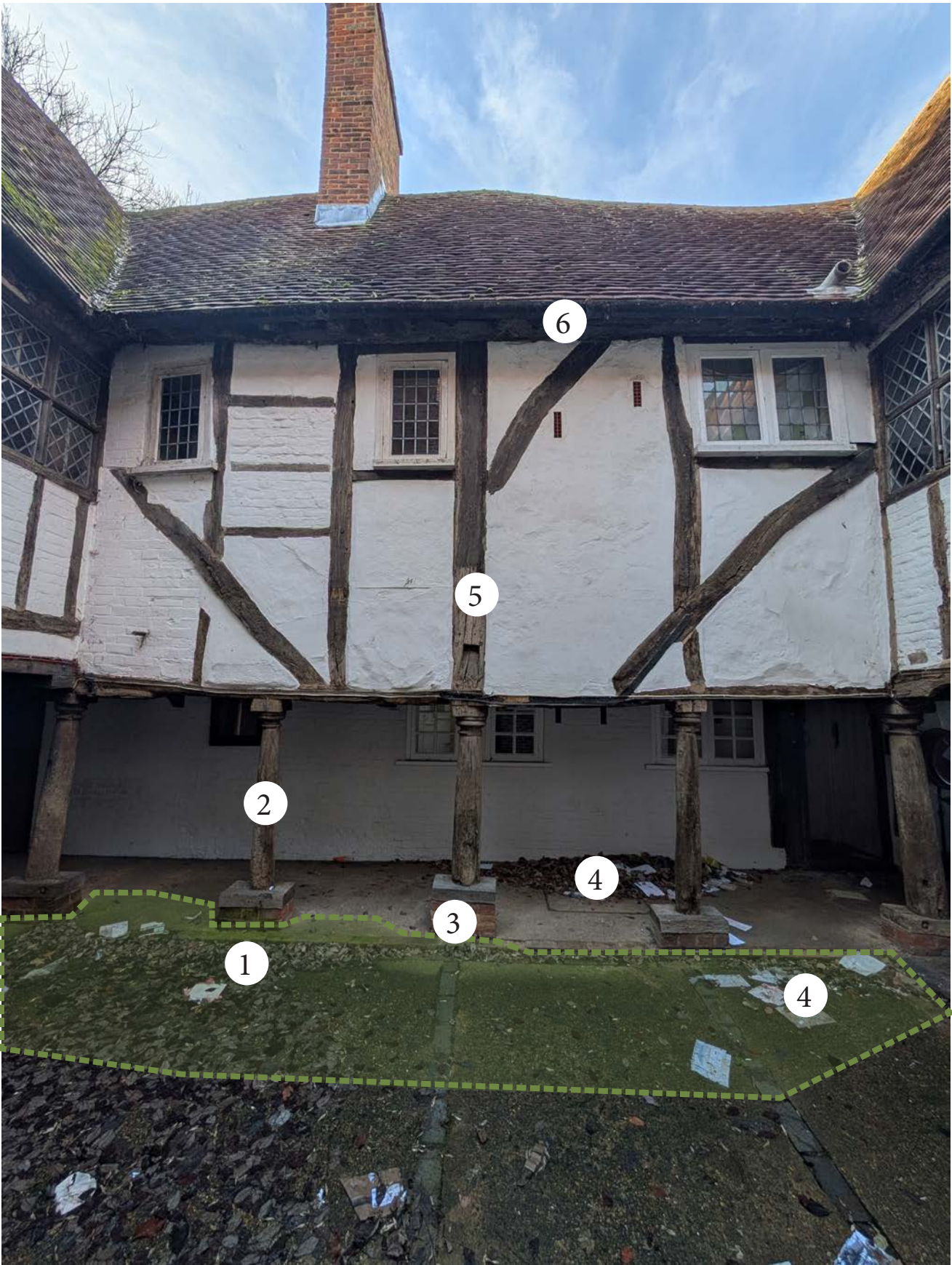
1. Removal of cement pointing. New lime mortar pointing as per structural survey.
2. Timber repair
3. Removal of cement edging. New french drain.
4. Code 5 lead work to window heads
5. Repairs to existing rainwater goods: cast iron new joint spigots and end-stops
6. New bronze light fitting
7. Remove hedging
8. Removal of fixtures and fittings
9. Lintel works as per structural survey
10. Rectification of existing felt drip detail
11. Remove partition wall from WF-23
12. New permeable paving
13. Replacement door as per window and door schedule and drawing 070

Window Works Key:

- Retain, Repair, Introduce Slimline Glazing: treat damage and dry out moisture. Introduce slimline secondary glazing. Strip white paint subject to timber condition.
- Retain and Repair: Clean, repair any damage. Courtyard only.
- Replace: replace with double glazed dark hardwood frames rectangular leaded lights

Proposed Courtyard Elevation, South Facing

Captured at 1:20 at A3. Please refer to drawing 033 for full page.



Courtyard Elevation, East Facing

1. Surface drainage water issues due to exposed aggregate ground finish. Moss and algae growth. Removal of cement and introduction of permeable paving proposed.
2. Highly significant historic timbers in a Tuscan style form a cloister. Sound structural condition despite weathered appearance.
3. Tuscan style columns repaired and stabilised with oak bearing plates and timber filler sculpted into the head section in places. Structurally sound.
4. Post littered throughout courtyard. New post box required.
5. Historic raking cut into timber structure signifying a previous support placement, an early form of Acrow Prop as outlined in the structural survey.
6. Existing cast iron rainwater goods in poor condition. Replacement and isolated repair required following detailed survey

Structural Survey Key:

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11. Remove partition wall from WF-23
12. New permeable paving
13. Replacement door as

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Proposed Courtyard Elevation, East Facing

Captured at 1:20 at A3. Please refer to drawing 033 for full page.

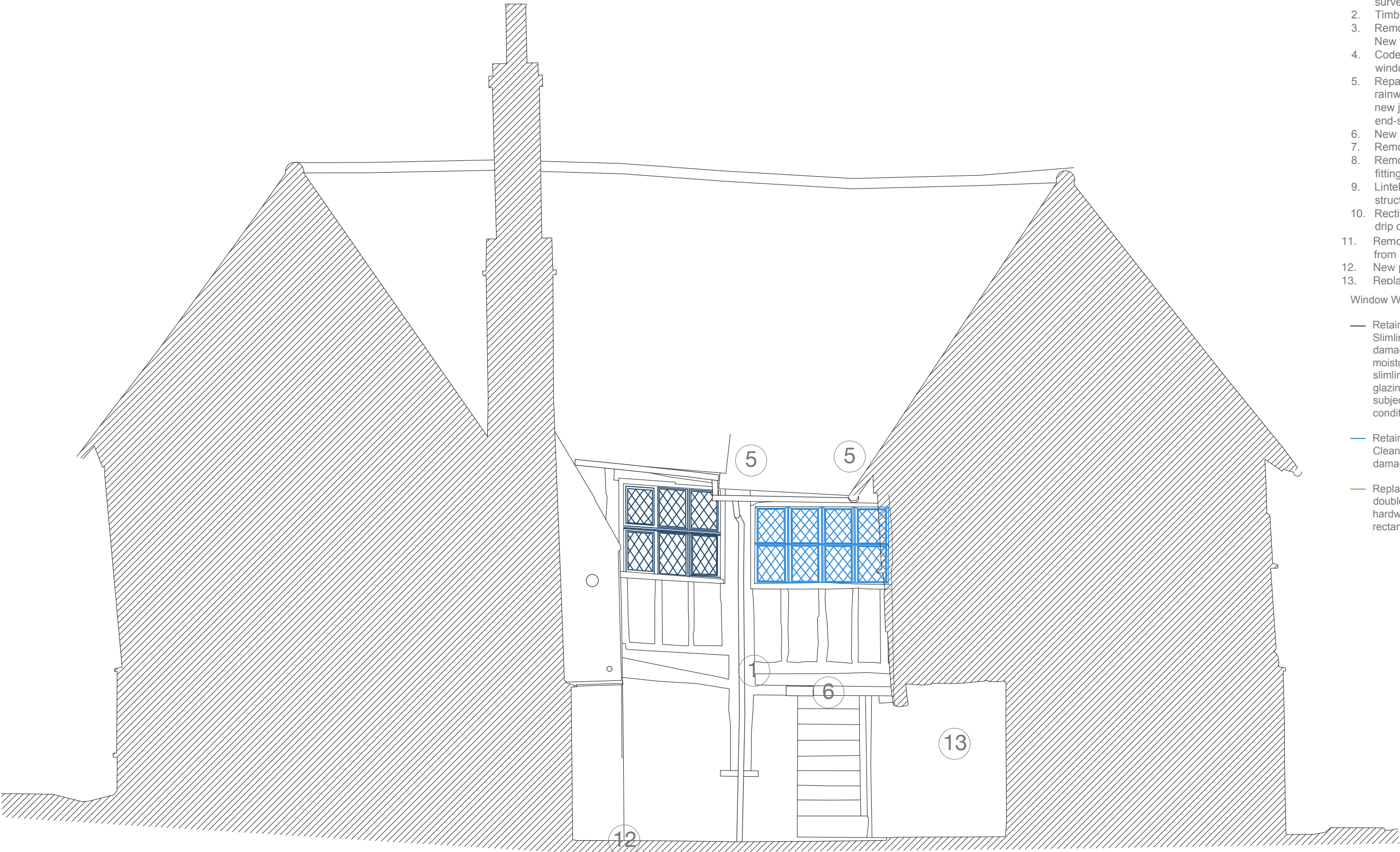


Courtyard Elevation, North Facing

- 1. Surface drainage water issues due to exposed aggregate ground finish. Moss and algae growth. Removal of cement and introduction of permeable paving proposed.
- 2. Highly significant historic timbers in sound structural condition despite weathered appearance.
- 3. Post littered throughout courtyard. New post box required.
- 4. WF-08 of exceptional historical significance, considered in good condition. Will remain onto an unheated space therefore proposed works to clean.
- 5. WF-11 of exceptional historical significance. Proposed repairs to introduce secondary glazing into Flat 11.
- 6. Existing cast iron rainwater goods. Poor. Replacement and isolated repair required following detailed survey

Structural Survey Key:

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Elevation works key:

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- 6. New bronze light fitting
- 7. Remove hedging
- 8. Removal of fixtures and fittings
- 9. Lintel works as per structural survey
- 10. Rectification of existing felt drip detail
- 11. Remove partition wall from WF-23
- 12. New permeable paving
- 13. Replacement door as

Window Works Key:

- Retain, Repair, Introduce Slimline Glazing: treat damage and dry out moisture. Introduce slimline secondary glazing. Strip white paint subject to timber condition.
- Retain and Repair: Clean, repair any damage. Courtyard only.
- Replace: replace with double glazed dark hardwood frames rectangular leaded lights

Proposed Courtyard Elevation, North Facing

Captured at 1:20 at A3. Please refer to drawing 033 for full page.



Courtyard Elevation, West Facing

1. Surface drainage water issues due to exposed aggregate ground finish. Moss and algae growth. Removal of cement and introduction of permeable paving proposed.
2. WF-11 of exceptional historical significance. Proposed repairs to introduce secondary glazing into Flat 11.
3. Presence of litter and unused possessions in the courtyard gives the area the appearance of a neglected backyard. Enhancing the overall atmosphere and functionality of the courtyard will help foster a more positive environment.
4. Existing cast iron rainwater goods in poor condition. Replacement and isolated repair required following detailed survey.
5. Brickwork in reasonable condition considering age. Several bricks de-faced generally due to natural softness of the hand-fired brick. Majority of mortar is lime mortar with some areas of cementitious mortar. Further survey and schedule required to determine what particular bricks require replacement.

Structural Survey Key:

- Cement
- Rotting timber
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Elevation works key:

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6. New bronze light fitting
7. Remove hedging
8. Removal of fixtures and fittings
9. Lintel works as per structural survey
10. Rectification of existing felt drip detail
11. Remove partition wall from WF-23
12. New permeable paving
13. Replacement door as

Window Works Key:

- Retain, Repair, Introduce Slimline Glazing: treat damage and dry out moisture. Introduce slimline secondary glazing. Strip white paint subject to timber condition.
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Proposed Courtyard Elevation, West Facing

Captured at 1:20 at A3. Please refer to drawing 033 for full page.

5.0 Condition Report

5.3 Internals



Historic panelling in Flat 12

Summary of Key Findings

- At the time of the condition survey, there were seven unoccupied flats and four occupied flats. All flats are considered to be in poor to very poor condition, showing signs of damp, mold and ultimately low standards of living.
- Flats which have been unoccupied for longer have benefited from being ventilated and partially dried out.
- Although unoccupied, humidity levels in Flat 6 are particularly high due. Flat sits in the south western corner where the facade has significant amounts of rotting.
- Occupied Flats 7 and 8 are in exceptionally poor condition and do not meet the ventilation requirements. As they are very poorly ventilated, build up of condensation has caused significant amounts of damp and mold
- Occupied Flat 11 and unoccupied Flat 12 share stairwell three and have features of exceptional historic value. Such features are in varied condition.

Stairwells

					Description	Significance	Condition	Notes	Proposed Repairs
Stairwell 1 (Flats 7+8) WF-23 Historic timber work and entrance to attic space					WF-23 historic window	Exceptional	Modertate	Refer to Window Schedule	Refer to Window Schedule
					Historic timber work	High	Moderate	Unpainted timber with some historic deterioration over time	Clean up and assess condition of timber
Stairwell 2 (Flats 9+10) WG-18, WF-16 Historic stone detail in wall Historic timber beam					Historic stone detail in wall at foot of the stairs	Exceptional	Poor	Partially obscured by handrail. Has deteriorated over time due to location in a heavy foot traffic area	Sensitively restore where possible
					Historic timber beam	High	Modertate	Unpainted timber	Clean up and assess condition of timber
Stairwell (Flats 11+12) WF-08 Historic timber beams and studs					WF-23 historic window	Exceptional	Modertate	Refer to Window Schedule	Refer to Window Schedule
					Historic timber beams and studs	High	Moderate	Unpainted timber generally in fairly good repair though does have some electrical cabling and fixtures attached to it	Remove electrical fittings and other fixtures and accessories. Clean up and assess condition of timber.

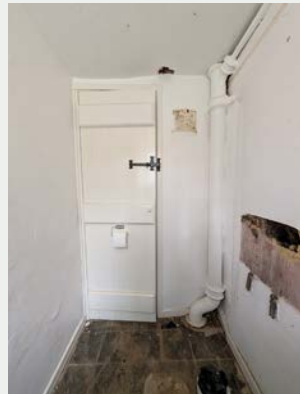
Flat 1/Laundry and Store Room

					Description	Significance	Condition	Notes	Proposed Repairs
Store Room WG-01, WG-02 (boarded up) Historic timber beam					Historical timber beam above entrance door (in partition wall between laundry room and store room).	High	Moderate	Some deterioration due to moisture in the air from room use	Remove partitions (store room side). Remove pipe and electrical fittings. Clean up and assess condition of timber
					Historical timber beam and stud around entrance door (in partition wall between laundry room and store room).	High	Moderate	Some deterioration due to moisture in the air from room use	Remove partitions (store room side). Remove pipe and electrical fittings. Clean up and assess condition of timber

Flat 2

Flat 2					Description	Significance	Condition	Notes	Proposed Repairs
Living/Bedroom WG-19 Historic timber beam Meter cupboard (to be retained)					Historical timber beam in ceiling	High	Good	Historically painted black	Clean up and assess condition of timber
					No key historic features	Low	Good		
					Historical timber beams and studs in partition walls	High	Good	Historically painted black	Remove electrical fittings and accessories. Clean up and assess condition of timber
					No key historic features	Low	Good		
Hallway WG-22									

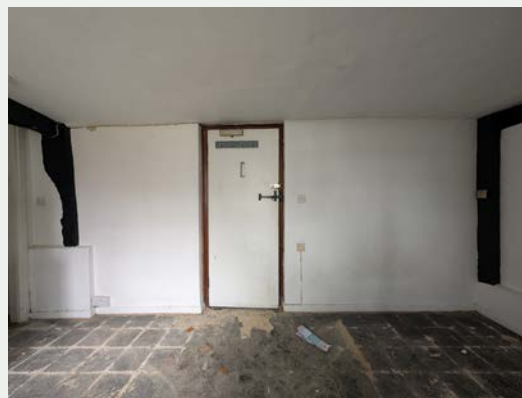
Flat 3

					Description	Significance	Condition	Notes	Proposed Repairs
Living/Bedroom WG-17 Historic timber beam Meter cabinet position to be retained					Historical timber beam in ceiling adjacent to partition	High	Moderate	Historically painted black	Clean up and assess condition of timber
					Significant water damage to ceiling and cupboard adjacent to chimney breast	Moderate	Very poor	Possible structural damage to ceiling. Building fabric still damp	Strip back affected areas of ceiling and cupboard plaster to assess depth of damage and allow to dry out fully. Reinstate ceiling in the same style where possible.
					Cast iron service pipe	Moderate	Moderate	Pipe work painted over white	Service positions to be kept the same, existing pipe work network utilised where possible
					Historic timber beam and arched support. Cast iron services.	High	Poor	Glass door is not inkeeping with historic fabric	Replace modern door to kitchen. Storage cupboard removed. Service positions to be kept the same, existing pipe work network utilised where possible. Fittings and fixtures kept seperate from historic timber.
Bathroom WG-16 Evidence of damp in walls									
Kitchen WG-15									

Flat 5

					Description	Significance	Condition	Notes	Proposed Repairs
Living/Bedroom WG-10 Historic timber panelling Historic timber work Meter cabinet position to be retained					Historic timber panelling	High	Good	Generally in good repair with some historic graffiti etched into two of the panels	Clean up and assess condition of timber
					Historic timber beam and supports	High	Moderate	Unpainted timber, generally in good repair though does have some electrical cabling and fixtures attached to it	Remove electrical fittings and accessories. Clean up and assess condition of timber
Kitchen WG-11 Historic timber beam					Historic timber beam in ceiling adjacent to partition	High	Moderate	Some deterioration due to room use	Clean up and assess condition of timber
Bathroom Historic timber beam					Historic timber beams in ceiling adjacent to partitions	High	Moderate	Some deterioration due to room use. Does have some electrical cabling and fixtures attached to it	Remove electrical fittings and accessories. Clean up and assess condition of timber

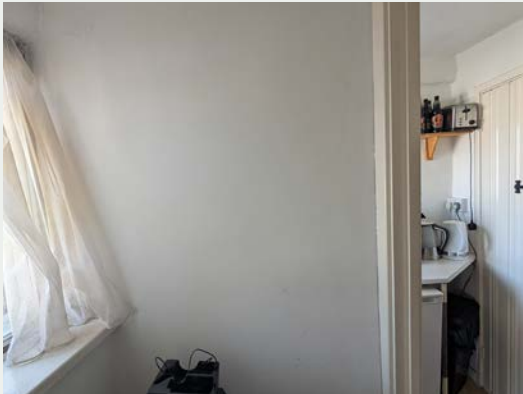
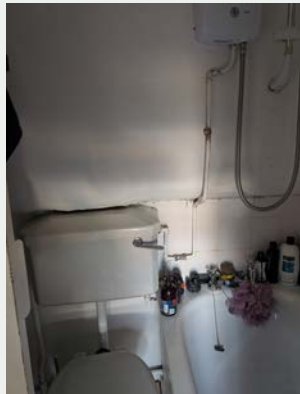
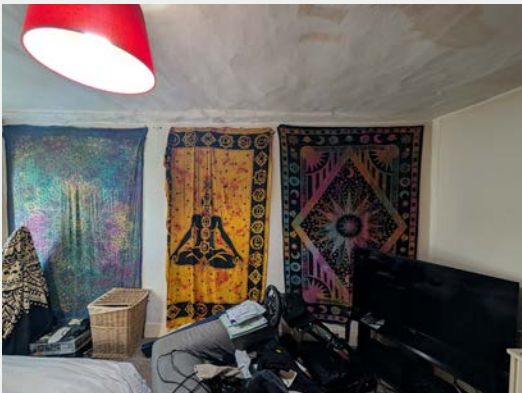
Flat 6

					Description	Significance	Condition	Notes	Proposed Repairs
Living/Bedroom WG-09 Historic timber beams and studs					Historical timber beams and studs in partition walls	High	Poor	Historically painted black. Some electrical cabling and fixtures attached to structure. Elevation with four studs is the external south western wall with significant damp and rot.	Remove electrical fittings and accessories. Clean up and assess condition of timber. Internal works may be required as part of the facade remediation.
					Historic timber beams in ceiling	High	Moderate	Historically painted black	Clean up and assess condition of timber
					Historic timber beam in ceiling	High	Moderate	Historically painted black. Generally in good repair though does have some electrical cabling and fixtures attached to it	Remove electrical fittings and accessories. Clean up and assess condition of timber
	Bathroom WG-04, WG-07								

Flat 7

				Description	Significance	Condition	Notes	Proposed Repairs
Kitchen WF-02 Room in very poor condition due to lack of ventilation and build up of condensation, damp, and mold					High	Very poor	Unpainted but weathered timbers	Timbers will be retained new fittings separate. Room will need to be unoccupied and dried out/ventilated.
								
Bathroom WF-03 Room in very poor condition due to lack of ventilation and build up of condensation, damp, and mold					High	Very poor	Unpainted but weathered timbers	Timbers will be retained new fittings separate. Room will need to be unoccupied and dried out/ventilated.
								
Living/Bedroom WF-01					High	Poor	Unpainted but weathered timbers	Timbers will be retained new fittings separate. Room will need to be unoccupied and dried out/ventilated.
								

Flat 8

				Description	Significance	Condition	Notes	Proposed Repairs
Entrance WF-23 obstructed by partition wall.				Diamond leaded window facing into the courtyard, partially in entrance to Flat 8.	Exceptional	Poor	Openings not all functioning	Partition wall to be removed with great care and further details to following
Kitchen and Store WF-20, WF-21. Partition wall to be removed.				No key historic features	Low	Poor		
Bathroom				No key historic features.	Low	Poor		
Living/Bedroom Window is left consistently closed, room therefore kept dark and un-ventilated				Historic beam across entry elevation and arch above storage cupboard	High	Poor	Painted over significantly	Historic features painted over to a point paint cannot be stripped. Retain and keep additional fittings separate.

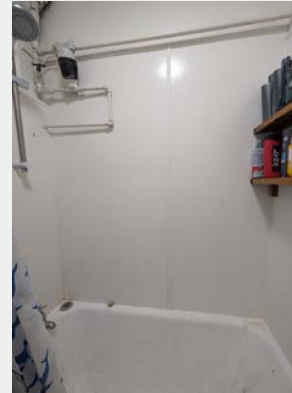
Flat 9

					Description	Significance	Condition	Notes	Proposed Repairs
Living/Bedroom WF-18					Full wall of historic timbers. Boarded up fire place. Electric meter readers..	Moderate	Poor	Full wall of historic timbers	Historic timbers to be retained and fittings kept separate. Electric meter readers to be kept in the same location but concealed. Fireplace to be exposed.
Bathroom WF-17					Window met with partition wall.	Low	Poor		New bathroom fitted.
Kitchen WF-17					Window met with partition wall.	Low	Poor	Arched chimney stack in wall	Removal of cabinet. New kitchen fitted.

Flat 10

				Description	Significance	Condition	Notes	Proposed Repairs
Entrance Corridor				Beam across corridor, beam above opening to living room	Moderate	Moderate	Beam above living room painted black	Keep fittings separate from timbers
Bathroom WF-15	 			Timber stud and beam	Moderate	Moderate	Fittings screwed into column	Fittings removed
Kitchen WF-14	  			Arched historic timber across partition wall	Moderate	Moderate	Partially revealed in partition wall	Retain
Living/Bedroom WF-13	  			Timber panelling, timber beam above doorway	High	Moderate	N/A	Keep fittings separate from panelling

Flat 11

Flat 11					Description	Significance	Condition	Notes	Proposed Repairs	
Living/Bedroom WF-05 WF-04 WF-07					Highly significant historic timber panelling with inscriptions and drawings. WF-11 of exceptional historic value, openings working.	Exceptional	Moderate	Various historic inscriptions on parts of panelling. The room has been kept relatively well ventilated by the current tenant however there are some fixtures to the panelling and some panels loose on the southern wall.	Retain and keep fittings seperate.	
						WF-10 has glazing bars and stands out as an anomaly within the historic fabric. No key exposed historic elements.	Low	Moderate	Kitchen storage in cupboards alongside hallway to be removed.	Partition wall between living room and bedroom to be removed. WF-10 to be replaced.
						One timber beam over hallway with iron fixtures.	Moderate	Moderate	Unpainted but weathered timbers	Retain and keep fittings seperate
						Historic timber beam, cast iron service pipe in deep recess.	High	Poor	Bathroom very poorly ventilated and with significant amounts of mold on historic beam and cast iron services. Timber rotting. Window in deep recess.	Clothes rail removed. Door to storage cupboard to be removed to bring light into the main living/bedroom and reveal the historic stack silhouette.

Flat 12

Flat 12					Description	Significance	Condition	Notes	Proposed Repairs			
Living/Bedroom WF-05 WF-04 WF-07								Historic timber panelling, various original timber columns and beams. Floor has a significant drop.	High	Moderate	Some timbers have been painted over lightly with white paint.	Key notes/features
Kitchen WF-06								Four historic timber columns, one timber beam and archway	High	Moderate	Unpainted but weathered timbers	Retain and keep fittings seperate
Bathroom Part of WF-03, obstructed by partition wall								One primary timber column and beam with arched support, one pair of secondary timbers	Moderate	Moderate	Unpainted but weathered timbers	Retain and keep fittings seperate
Store Room WF-04								Stack visible in wall	Moderate	Good	Painted and recessed into wall. Clothes rail fixed to walls.	Clothes rail removed. Door to storage cupboard to be removed to bring light into the main living/bedroom and reveal the historic stack silhouette.