

LION HOUSE, COMMERCIAL STREET, PONTYPOOL.

GENERAL CONDITION SURVEY and ROOM CONDITION INSPECTION.

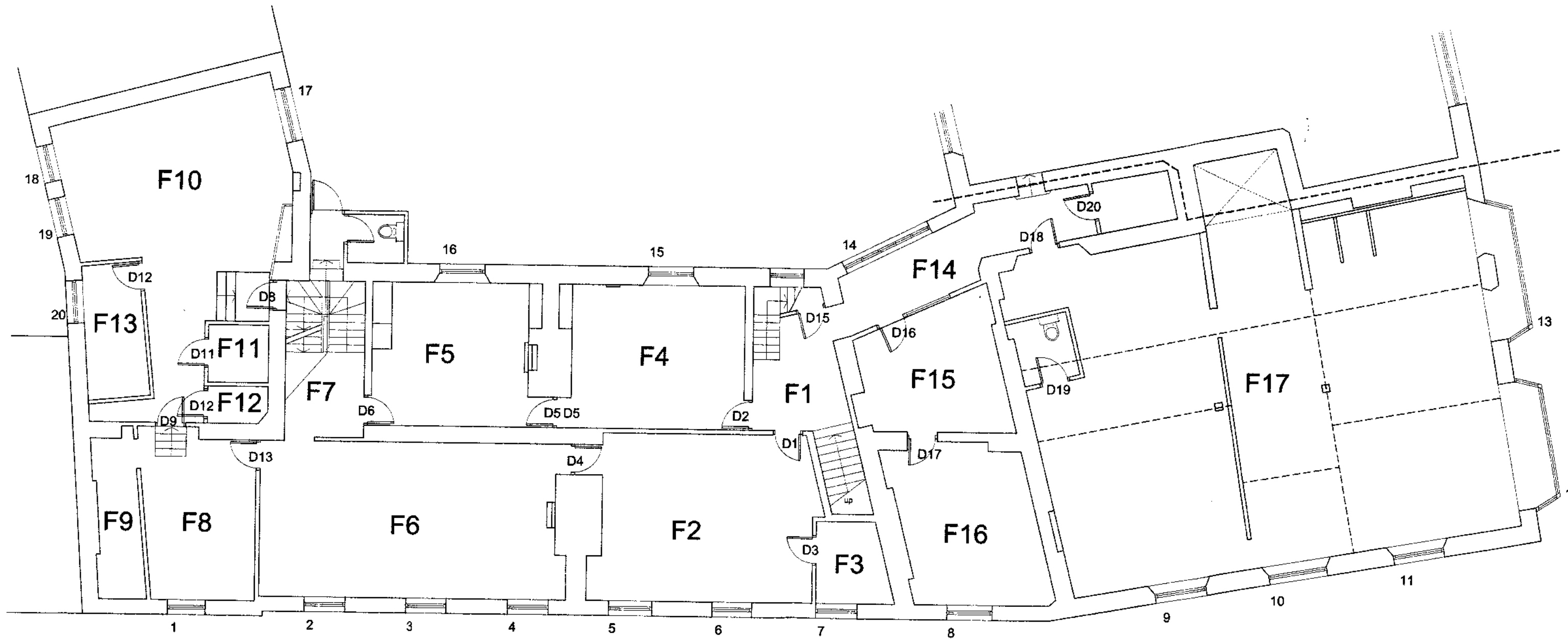
13-00110

January 2013

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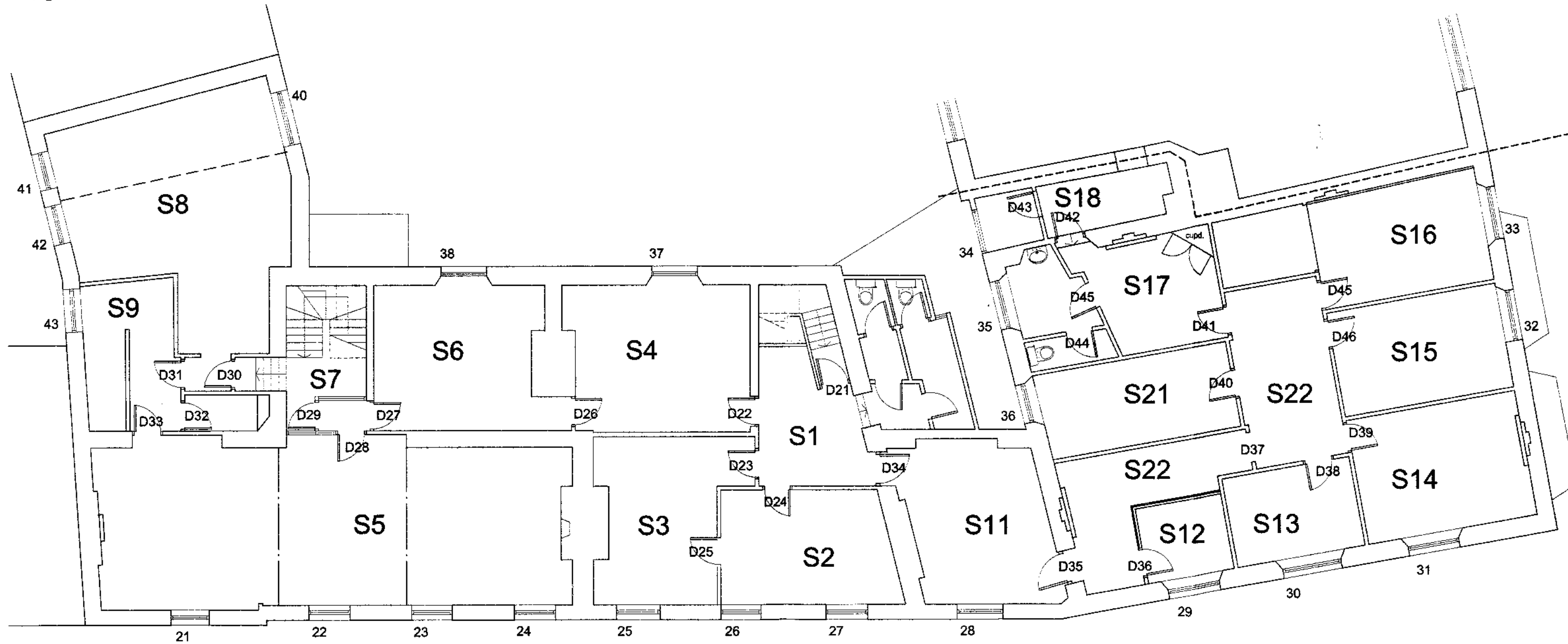
NORTH



FIRST FLOOR EXISTING PLAN
KEY PLAN - ROOM, DOOR AND WINDOW NUMBERS.

proposed extent of dry lining to external walls
not to scale

NORTH



SECOND FLOOR EXISTING PLAN
KEY PLAN - ROOM, DOOR AND WINDOW NUMBERS.

LION HOUSE, COMMERCIAL STREET, PONTYPOOL.

GENERAL DESCRIPTION.

The proposed development comprises a group of 3 properties, namely 2a, 4 and 6 Commercial Street, Pontypool. This group of properties, which is sometimes known as Lion House, is listed Grade II.

The three storey buildings occupy a corner site facing both Commercial Street and the corner with Crane Street in the centre of Pontypool in a designated conservation area.

The buildings accommodate a range of ground floor commercial properties including the Cooperative Bank, a newsagent, travel agent and a charity shop. Above the shops are two floors of vacant offices and rooms which have at some time past been used variously for offices, shop storage, retailing and residential purposes although this accommodation is now wholly vacant in very poor condition.

These building(s) make up a formal late Georgian terrace dating from about 1825 consisting of shops along Commercial Street and Crane Street including The Cooperative Bank, C & M News a charity shop for the British Red Cross..

To the south east end the property bridges a ground floor entrance to the covered market which lies behind Commercial Street and runs on to include the Greyhound Hotel. This entrance is not part of the properties demise.

Externally the building comprises a three storey structure with rendered and painted external walls, pitched naturally slated roofs, a range of commercial shop fronts comprising a mix of stained and varnished hardwood, colour coated and plain mill finished aluminium and with painted timber single glazed box sash windows to the first and second floors.

During the late 19th and 20th Century the building appears to have been a department store which ceased trading sometime in the 1970's. The building was used as offices in recent year by the contractors engaged in the construction of the local Tesco Store.

CONDITION:

External walls and shop fronts.

The ground floor shop fronts themselves have been significantly altered and over-clad during the 20thC including mill finished aluminium shop fronts and poorly executed flat black marble like cladding. The largest retail unit is the corner Cooperative Bank which has a blue paint finished aluminium shop front. Only the south end charity shop (The British Red Cross) has a shop front approximating to what may be an original feature detailed in varnished hardwood with turned moulded detail and stone stall riser with a terrazzo floored recessed entrance.

The main front facade above the shop fronts is painted smooth render with string course details painted in a contrasting detail with recessed bay detail to the large first floor windows.

To the rear the elevations are sound but in very poor repair with little to indicate that any works of maintenance have been undertaken for more than 30 years. The windows here are all very poor with rot in many of the sections and broken glass. The render to these walls is plain cement and un-decorated excepting the internal elevation to the rear south wing which is a mix of un-rendered stone and brickwork.

Structure;

The building is robust with no significant structural disrepair or major defects. Water damage has affected the upper floor from leaks in the roof finishes and valley gutters. While this water damage has affected plaster finishes and the some areas of floor, none of this is detrimental to the structure itself notwithstanding the need to replace some localised ceiling and floor joists and the affected floor boarding itself. (rooms S1, S5, S16 annexe, S17 and S18.

Some minor deflection is apparent in the second floor above the Coop Bank at the north end of the building (rooms S12- S15). This appear to be a consequence of the removal of partitions on the first floor beneath this area of the building (room 17) and apparent where small beams are left suspended with no end support in the ceiling here. This has resulted in minor cracking in one non load bearing partition at its junction with the outer wall. This is not significant and is easily repaired with "stitching" techniques.

The repair of the floor will be straightforward once the significant partitions are replaced in the floor below (assuming the sub division of large space (F17) below into useful accommodation) The repairs would entail firing pieces to the existing floor joists to bring the floor to level before replacing the floor coverings.

Roof:

The roof was not available to inspection without recourse to a scaffold. The roofs are traditional pitched timber structures with slate covering. The configuration of the roofs has necessitated the use of valley gutters. Observations from the ground and from the internal rear windows show the roof to be in average condition with repairs evident and some tingles employed. It is very probable that the nails used in roofs of this age were iron and therefore highly susceptible to corrosion and subsequent slate loss.

Windows: (see windows schedule)

The majority of the windows are single glazed timber box sash windows with a few casement replacements to the rear elevation.

The windows to the main front elevations to Commercial and Crane Street are all in fair condition but are either paint bound, screwed shut or with defective sash cords.

These windows have been kept in reasonable decorative repair in the past and are capable of reuse following repairs, refurbishment and redecoration.

The windows to the rear internal elevations facing toward the covered market however are all very poor with rot in many of the sections and broken glass. All of these windows are either paint bound, screwed shut or with defective sash cords. Few if any of these windows are capable of further use and should be replaced.

INTERNAL INSPECTION. (see room condition schedule)

The main internal fabric is constructed around a series of substantial cross wall chimney breasts and flues. These parts of the structure run from ground floor (as separating walls between the commercial shop units) up to the roof as dividing walls. With one exception, to the west end of the building, these walls have remained intact accepting the openings formed through the building for access doors.

The east end of the building (above the Coop Bank) comprises an open plan floor area on the first floor and a labyrinth like series of minor partitions enclosing small rooms on the second floor over.

The accommodation to the south of the access staircase is poor and cheaply decorated, mostly to serve as offices in the last 10 years (rooms S1- S11) while those areas to the east of the access stairs remain in the decor when last used for retailing in the 1970's. This latter area (rooms S12- S22) features significant areas of poorly built stud partition faced with hardboard or ply with wall paper finishes.

The majority of the finishes and details have been replaced with modern materials i.e. plaster boards and ply face flush doors, a mix of cut floor boards and some areas of chipboard flooring.

Water ingress noted in "roof" above coincides with the underside of the main lateral valley gutter along the south end of the building and from the abutments of the roof level changes and above the second floor landing. Some further water ingress is apparent close to the party dividing wall with 2 Crane Street and around 2 roof lights in this area.

Walls: the majority of the internal walls are plastered and papered with a paint finish. Where the plaster is exposed this shows that the base finish was an ash based lime mortar. Ash materials are notorious for low quality control with the inclusion of waste by-products of the steel industry (it was a very cheap industrial waste product) Extensive repairs have been carried out over the years using cement renders and modern gypsum plaster.

Ceilings: the ceilings are almost all plasterboard with painted paper finishes. Some lath and plaster ceilings remains in the south rear extension second floor (room S8) and on the second floor east end (rooms S17, S18, S19 and S20) As noted in "roof" above there are areas affected by water ingress associated with defects in flashings and roof coverings. The majority of the ceilings will require replacement.

Floors: the floors are a mix of boards and chipboard with some ad-hoc repairs with carpet or oil cloth and lino finishes. Many of the floors are uneven with miss-matched

boards and chipboard replacements. All boards / sheet flooring will require extensive repairs and or replacement finishes.

Doors: (see door schedule)

The majority of the doors are modern ply faced fire doors, some painted or varnished and some left un-finished. The exception to this is some doors on the second floor east end rooms where basic utility boarded doors have been used and cosmetically faced with decorated ply faces with vertical battens.

Joinery generally: the joinery by way of skirting's, architraves and dado's are standard 20thC joinery moulded profiles. In some areas i.e. the dado panelling in room S16 if made up of varnished multiple standard sections to give the appearance of 'old' joinery as a part of shop fitting décor.

The main access staircase handrails are standard 'mop stick' sections on metal support brackets. The staircase serving the west end of the building is panelled in in ply and wall papered.

Services:

- **Electricity;** the building has an existing electrical supply with a consumer unit on the ground floor at the foot of the main access stairs. This currently serves the alarm system but there is no lighting or power supply to the accommodation.
- **Gas;** there is a gas service in the building but this appears to have been disconnected and is not live.
- **Water;** a 15mm water supply is connected to the wc in room F17. All other areas appear to have been disconnected.
- **Drainage;** soil and vent pipes to the rear internal elevation serve the existing wc's. Some of the routing of these pipes seems to be somewhat contived.

Asbestos:

At the time of inspection there was no asbestos report available. The presence of asbestos in the building is very real given that no works have been carried out for over 30 year and thus pre dating the asbestos regulations. Asbestos was extensively used as a building material in the UK from the 1950s through to the mid-1980s and was an economic fire and waterproofing material particular in asbestos cement boards.

During the inspection the risk of asbestos was apparent in "artex" type textured ceiling fishes, in fire proofing material in partitions and doors and in one instance in a roof lining (S18)

Fire risk:

There is no adequate fire detection system present. (accepting non-functional battery operated smoke detectors in some room on the first floor (notable F2, F3 and F6)

The existing construction presents real risk of rapid fire spread throughout the building. While fire doors are extensively installed, the majority of these are not self-closing and / or do not close properly.

The floors present a particular issue as single layer plasterboards or damaged lath and plaster will quickly break down in a fire.

The timber boarded floors in first floor room F17 and the rooms above, S12- S22, present a real hazard to the spread of fire.

The current layout of the accommodation presents an unacceptably high risk to escape for any occupants with no defined escape / protected routes or emergency lighting.

Fire spread will have to be tackled as a major issue if and when the accommodation is refurbished.

Conclusion:

While the building is essentially robust in nature, significant repairs and alterations will have to be undertaken to make the buildings usable and habitable.

- Re-slate all the roofs using a sarking under felt and corrosion resistant nails.
- Replace or refurbish all rainwater goods and rationalise the layout to the rear elevation.
- Overhaul all the windows to the main front elevations.
- Replace all the defective windows to the rear elevation.
- Repair and or replace missing / defective render finishes to the rear elevation.
- Replace all defective floor boards. (note need for fire separation between floors)
- Replace all ceilings to the first and second floors. (note need for fire separation between floors)
- Provide fire protection / precautions installations to include a zoned fire alarm / smoke detection system and identified fire escape routes
- Provide a new internal sanitary / drainage installation.
- Replace the whole electrical services throughout.
- Install a heating system. Gas is not appropriate given the buildings listed status and the need for external gas supplies and flues.

- Provide acceptable levels of thermal installation.
- Carry out extensive repairs and redecoration out.

CONDITION REPORT

See attached key plans and photos.

FIRST FLOOR.

F1 Landing

Walls: Painted wood chip paper over new plaster. Fair condition.
Ceiling: As walls.
Floor: Carpet. Floor uneven.
Joinery: 90mm pencil round skirting and architraves.
Fixtures: Modern mop stick timber handrail to stairs. (photo 1+2)
Panel steel radiator.

F2 Office

Walls: Painted wood chip paper over new plaster. Fair condition.
Ceiling: As walls. Fair condition.
Floor: Carpet. Floor uneven.
Joinery: 90mm pencil round skirting and architraves.
Windows: W5 + W6 - see schedule.
Doors: D1 and D3 - see schedule. (photo 3 – D1, photo 4 – D3)
Fixtures: Chimney breast blocked up.
2 x panel steel radiators.

F3 Office

Walls: Painted wood chip paper over new plaster. Fair condition.
Ceiling: As walls. Fair condition.
Floor: Hardboard. Floor uneven - poor condition.
Joinery: 90mm pencil round skirting and architraves.
Windows: W7. see schedule.
Doors: D3. see schedule.

Fixtures: Panel steel radiator
Redundant computer patch box.

F4 Office

Walls: Painted wood chip paper over new plaster. Fair condition.

Ceiling: As walls. Fair condition.

Floor: Carpet over chipboard. Floor uneven - poor condition.

Joinery: 90mm pencil round skirting and architraves.

Windows: W15. see schedule.

Doors: D2 and D5. see schedule.

Fixtures: Panel steel radiator
Small metal wall safe. (photo 5) (no conservation significance)
Poor laminate - chipboard shelving.

F5 Office

Walls: Painted wood chip paper over new plaster. Poor condition.

Ceiling: Cement / plaster. Poor condition.

Floor: Part carpet, lino, hardboard. Floor uneven - poor condition. (photo 6)

Joinery: 90mm pencil round skirting and architraves.

Windows: W16. see schedule. (photo 9)

Doors: D6 and D6. see schedule.

Fixtures: Projecting timber wall bracket. (photo 7)
Gas fire / tiled fire place. Poor condition. (photo 8)

F6 Office

Walls: Painted wood chip paper over new plaster. Fair condition.

Ceiling: Cement / plaster. Poor condition. - water staining (see S5)
(photo 10)

Floor: Part boards, part chipboard, Floor uneven - poor condition.

Joinery: Part 175mm 'Taurus' skirting, splayed 75mm architraves.
Part damaged plasterboard boxed out dado to front wall to sill height.
(to cover poor plasterwork)

Windows: W2, 3 + 4. see schedule. (photo 11)

Doors: D4, D7 + D13. see schedule.

Fixtures: Blocked up chimney breast.

F7 Stairs / Landing.

Walls: Wall paper. poor condition.

Ceiling: Plaster board + paint. poor condition.

Floor: Chipboard floor uneven. poor condition.

Joinery: 90mm pencil round skirting, splayed 75mm architraves.

Timber staircase from ground floor and to second floor, painted ply
boxed-in balustrade. Staircase has unsafe winders to intermediate
landings with half treads and inconsistent width and risers.
(photos 12, 13 + 14)

Doors: D6, D7 and D8. see schedule.

WC extension (off F7)

Lavatories: Small ½ brick and render (110mm (4.5" wall thickness)
extension structure enclosing single wc. Unfit and access dangerous of
stairs)
(see photos D6 – D8 above showing stairs and access)

F8 Office

Walls: Painted wood chip paper over new plaster. fair condition.

Ceiling: As walls. Fair condition.

Floor: Lino over boards. floor uneven. poor condition.

Joinery: No skirting, 75mm splayed architraves.

Windows: W1. see schedule.

Doors: D2 and D5. see schedule.

Fixtures: Access ladder to high level to F10. unsafe. (photo 15)
Poor chipboard shelving.

F9 Store

Walls: Painted plaster. fair condition.

Ceiling: Painted plasterboard. Fair condition.

Floor: Plain boarding. floor uneven. poor condition.

Joinery: No skirting or architraves.

Windows: No window.

Doors: No door

Fixtures: Poor chipboard shelving.

F10 derelict room.

Walls: Part painted black ash / lime plaster. very poor condition.

Ceiling: Lath and plaster. poor condition.

Floor: Plain 170mm boarding. floor uneven. poor condition.

Joinery: No skirting or architraves.

Windows: W17, W18 + W19. see schedule. (photo 16+17)

Doors: D8, D9, D10, D11, D12. see schedule.

Fixtures: Timber match board panelling to entrance door D8. Low quality and in poor condition. 2 x steps / landing to entrance door D8.
Poor condition.(photo 18)
Metal security bars to windows 18 +19.

F11 store.

Walls: Painted plasterboard. poor condition.

Ceiling: Battens and fibre board. poor condition.

Floor: Plain 170mm boarding. floor uneven. poor condition.

Joinery: No skirting or architraves.

Windows: No windows.
Doors: D11. see schedule.(photo 19)
Fixtures: Chipboard shelving. poor condition.

F12 store.

Walls: Painted plasterboard. poor condition.
Ceiling: Battens and fibre board. poor condition.
Floor: Plain 170mm boarding. floor uneven. poor condition.
Joinery: No skirting or architraves.
Windows: No windows.
Doors: D10. see schedule.
Fixtures: Chipboard shelving. poor condition.

F13 derelict store.

Walls: Part painted black ash / lime plaster. very poor condition.
Ceiling: Lath and plaster. poor condition.
Floor: Plain 170mm boarding. floor uneven. poor condition.
Joinery: No skirting or architraves.
Windows: W20. see schedule.(photo 20)
Doors: D12. see schedule.
Fixtures: Chipboard shelving. poor condition.
Features: Metal security grills to W20

F14 Landing

Walls: Painted wood chip paper over new plaster. Fair condition.
Ceiling: Painted plasterboard. water staining.
Floor: Carpet on ply. floor uneven.

Windows: W14. see schedule.
Doors: D16 in glazed screen. see schedule.
Joinery: 90mm pencil round skirting and architraves.
Fixtures: Steel door to 'strong room' no key / no access.

F15 Office

Walls: Painted wood chip paper over new plaster. Fair condition.
Ceiling: Painted plasterboard. water staining.
Floor: Carpet on ply. floor uneven.
Windows: Glazed screen to landing D16. see schedule.
Doors: D16 in glazed screen.D17. see schedule.
Joinery: 90mm pencil round skirting and architraves.
Fixtures: Panel steel radiator.

F16 Office

Walls: Painted wood chip paper over new plaster. Fair condition.
Ceiling: Painted plasterboard. water staining.
Floor: Carpet on ply. floor uneven.
Windows: W8. see schedule.
Doors: D17. see schedule.
Joinery: 90mm pencil round skirting and architraves.
Fixtures: Panel steel radiator.
Blocked up chimney breast.

F17 ex retail area

Walls: Part painted wood chip paper over new plaster. poor condition.
Part bare black ash plaster, part bare brick + stone. poor condition.

Ceiling: Part painted plasterboard. Water staining.
Part lath and plaster, part plasterboard. Poor condition.

Ceiling beams relating to now demolished partitions, some ends unsupported, some deflection apparent.

Floor: 170mm boards, uneven, some loose. poor condition.

Windows: W8,(photo 21) W12 + W13 glazed bay windows(p hoto 22).
see schedule.

Doors: D19. see schedule.

Joinery: 90mm pencil round skirting and architraves.

Fixtures: 2 x timber posts nom 150 x 150mm.

Features Hacked out chimney breast, No fire place. poor condition.
Stud and plasterboard partitioned modern wc. Flush door. poor condition.
Stud and hardboard partitions to changing room cubicles.
Bulkhead over rear area - purpose unknown (not evident on second floor)
Inset ceiling recess detail from shop fitting layout .

SECOND FLOOR.

S1 Landing

Walls:	Painted wood chip paper over new plaster. poor condition.
Ceiling:	Painted plasterboard. water staining, poor condition (photo 26)
Floor:	Caret on boards
Windows:	W39 - on stairs
Doors:	D21, D22, D 23, D24, D34.see schedule – all ply face flush fire doors.
Joinery:	175mm moulded architrave.
Fixtures:	Fire extinguishers. Panel radiator.
Features:	Fire screen to second floor staircase (D26) (photo 25) Opening to utilitarian wc's

WC extension (off S1)

Lavatories: Poor corrugated sheet metal clad timber stud structure on props from flat roof below. Unfit for reuse.

S2 Office

Walls:	Painted wood chip paper over new plaster. poor condition
Ceiling:	Painted textured paint – 'Artex' (treat as asbestos hazard)
Floor:	Carpet on mixed butt boards – 100 /150 widths.
Joinery:	175mm moulded skirting
Windows:	W22 + W23
Doors:	D24 + D25– flush fire doors
Fixtures:	none

S3 Office

Walls:	Painted wood chip paper over new plaster. poor condition
Ceiling:	Painted textured paint – 'Artex' (treat as asbestos hazard)

Floor: Carpet on mixed butt boards – 100 /150 widths
 Joinery: 175mm moulded skirting
 Windows: W21
 Doors: D23 + D25 – flush fire doors
 Fixtures: None
 Features: Blocked up chimney breast.

S4 Office

Walls: Painted wood chip paper over new plaster. poor condition
 Ceiling: Painted textured paint – ‘Artex’ (treat as asbestos hazard)
 Floor: Carpet over chipboard. floor uneven. poor condition.
 Joinery: 90mm pencil round skirting and architraves.
 Windows: W33. see schedule.
 Doors: D22 and D26. see schedule.(photo 27)
 Fixtures: Panel radiator. Aluminium coats hook on s/w board (photo 28)
 Features: Blocked up chimney breast with air brick.

S5 Office

Walls: Painted paper on mixed plaster / cement repairs
 Ceiling: Part painted plasterboard; part demolished ceiling to expose ceiling joists - water damage from leaking roof. (photo 29)
 Floor: Rotted water damaged lino / part covered with polythene.
 Joinery: 175mm moulded skirting. Chamfer architraves.
 Windows: W17, W18, W19 + W20. see schedule.
 Doors: D28 and D33. see schedule.
 Fire screen with Georgian wired fire glass. (photo 33)
 Fixtures: Gas fire / tiled fire place N end. poor condition. (photo 30)

Gas fire S end. poor condition. (photo 31)
Timber ladder to rear area. un-safe. (photo 32)

S6 Office

Walls: Painted paper on mixed plaster / cement repairs
Ceiling: Part painted plasterboard damaged and very poor.(see photo 34)
Floor: Rotted oilcloth floor covering part bare chipboard.
Joinery: 175mm moulded skirting. Chamfer architraves.
Windows: W34. see schedule.
Doors: D 26 + 27 – flush ply face fire doors.
Joinery: 175mm moulded painted skirting's
Fixtures: Wall battens (from removed shelving)
Fixtures: Blocked up chimney breast. (photo 35)

S7 Stairs / Landing. See F7 above for stairs.

Walls: Wall paper. poor condition.
Ceiling: Plaster board + paint. poor condition.
Floor: Chipboard floor uneven. poor condition.
Joinery: 175mm moulded skirting, splayed modern 75mm architraves.
Doors: D27 and D28 + D29. see schedule.
Fixtures: Modern painted ply boxed in staircase balustrade.(photo)
Glazed lobby, Georgian wired glass fire screen to S5
Features. Access stairs to D30 – S8.

S8 derelict room.

Walls: Mix poor painted plaster, black ash plaster, cement and Carlite.
All very poor.
Ceiling: Trussed open roof. Lath and plaster to underside of roof – damaged
and in very poor condition. (photo 40)

Floor: Bare 115mm boards. poor. (see photo 37)

Joinery: none

Windows: W35. W36 + W37. see schedule. (see photo 39)

Doors: D30 + D31. see schedule.

Fixtures: Modern timber stud and plasterboard partitions to separate room from store S9 + S10. (photo 38)

S9 derelict Store

Walls: Part plastered masonry, part hardboard and stud. All poor.

Ceiling: Trussed open roof. Lath and plaster to underside of roof joists – damaged and in very poor condition.

Floor: Plain boarding. Floor is uneven. Poor condition.

Joinery: No skirting or architraves.

Windows: None

Doors: No door

Fixtures: None.

S10 derelict room. (store or wc ?)

Walls: Part plastered masonry, part hardboard and stud. All poor.

Ceiling: Part build hardboard suspended ceiling beneath underside of roof joists. Original ceiling over - lath and plaster – damaged and all poor

Floor: Plain boarding. Floor uneven. Poor condition.

Joinery: None.

Windows: None. High level open vent to roof and wire bird cover.

Doors: D32. see schedule.

Fixtures: timber match board panelling to entrance door D8. poor condition.
2 x steps / landing to entrance door D8. poor condition.

Features: Cast iron soil vent pipe. (see photo 41)

S11 office

Walls: Painted wood chip paper over plaster. Fair condition.

Ceiling: Painted plasterboard, cracked, poor condition.

Floor: Carpet on paper on lino on boards.

Joinery: 175mm moulded skirting.

Windows: W24.

Doors: D34 + D35. – flush ply faced fire doors.

Fixtures: Panel radiator.

Features: None.

S12 store.

Walls: Papered plasterboard with match board dado / glazing over. 50mm thickness. Fair condition. (see photo 42)

Ceiling: Painted plasterboard and paper. Poor – with damp staining.

Floor: Carpet on boards – out of level - falling away from external wall.

Joinery: 175mm moulded skirting.

Windows: W25. See schedule

Doors: D36. see schedule.

Fixtures: None.

S13 store.

Walls: Painted paper over plaster. fair condition.

Ceiling: Painted plasterboard and paper. fair

Floor: Carpet on boards. Poor.

Joinery: No skirting or architraves.

Windows: W26. see schedule.

Doors: D38. see schedule. (photo 43)

Fixtures: None.

S14 store room.

Walls: Papered plasterboard partition. 50mm thickness. Fair condition.

Ceiling: Painted plasterboard and paper. fair

Floor: Carpet on boards – out of level - falling away from external wall.

Windows: W27. see schedule.

Doors: D39. see schedule.(photo 44)

Joinery: 175mm moulded skirting.

Fixtures: Cheap mass produced painted timber fire place, asbestos cement back panel and derelict gas fire..(photo 46)

Features. None.

S15 Store / retail (shoe sales)

Walls: Part studding exposing boarded partitions with “leather” effect paper. Part demolished with facings removed and 50 x 50mm battens exposed. (photo 49)

Ceiling: Embossed paper.(photo 47)

Floor: Plain 150 / 170mm timber boards.

Windows: W28. see schedule.

Doors: D46. see schedule.

Joinery: None.

Fixtures: Redundant retail shop display fittings.

S16 Office / retail

Walls: Papered plasterboard partition. 50mm thickness. Fair condition. Varnished timber dado to party wall. Cheap joinery from standard sections – varnished. (this is not quality joinery – shop fitting (photo 53)

Ceiling: Painted plasterboard and paper. fair

Floor: Carpet on boards – out of level - falling away from external wall.

Windows: W29. see schedule.

Doors: D45. see schedule.(photo 52)

Joinery: Varnished dado wall panelling to party wall.

Fixtures: Tiled fireplace + grate. Modern gas fire.
Retail counter and fittings (photo 50)

Display / cubicle: off S16

Papered and lined with raised floor – semi derelict and extensive water damage from poor roof light. (photo 51)
Stud wall with high level glass blocks – all poor.

S17 lobby / circulation

Walls: Painted paper over plaster. fair condition.

Ceiling: Painted lath and plaster – damaged and very poor. (photo 54)

Floor: Oil cloth on mixed width boards. Very poor condition.

Windows: None.

Doors: D41. see schedule.

Joinery: 175mm moulded skirting. Painted timber fire surround, fair.

Fixtures: Tiled fireplace + grate, boarded up.(photo 56)

Features: Corner timber panel cupboards, boarded doors fixed as front to corner of room. Internally very poor withy significant damage to plaster, poor. (photo 55)

S18 lobby / wc – near derelict room

Walls: Part pink 150mm modern tiles. Part painted plaster. fair.

Ceiling: Lath and plaster / part asbestos cement boards (Asbestos risk)
Water damaged and all very poor (photo 57)

Floor: Oil cloth on mixed width boards. Very poor condition.

Windows: W30. see schedule.

Doors: D42. see schedule.

Joinery: 175mm moulded skirting.

Fixtures: wc cubicle and door.
wc pan, hand basin, plumbing and tiled splash backs.

Features: Down 2 x steps (310mm) from S17.

S19 WC's – near derelict room

Walls: Painted wall paper – very poor

Ceiling: Painted plasterboard

Floor: Oil cloth on mixed width boards. Very poor condition.

Windows: W31 + W32. see schedule.

Doors: D43 + D44. see schedule.

Joinery: None

Fixtures: wc pan, hand basin, plumbing and tiled splash backs.

S20 office – near derelict room

Walls: Painted wall paper – very poor

Ceiling: Painted plasterboard

Floor: Bare timber boards – fair condition.

Windows: W32. see schedule.

Doors: D40. see schedule.

Joinery: 175mm moulded skirting.
Moulded timber dado rail x 65mm.

Fixtures: Electrical distribution / fuse board. (Obsolete)

S 21 lobby / circulation

Walls: Painted paper over plaster. fair condition.

Ceiling: Painted plasterboard and paper. fair

Floor: Timber boards with oil cloth. Poor.

Windows: None.

Doors: D35 to D41 – D45 + 46. see schedule.

Joinery: 175mm moulded skirting. Fair.

Fixtures: Timber fire place. Boarded-up. (photo 58)

**LION HOUSE, COMMERCIAL STREET, PONTYPOOL:
EXISTING DOOR SCHEDULE.**

DOOR	LOCATION	DESCRIPTION	CONDITION
FIRST FLOOR			
1	F1	6 panel door, painted.	Good – not fire rated.
2	F1/4	Ditto	Good – not fire rated.
3	F2/3	4 panel door, painted.	Good – not fire rated.
4	F2/6	Flush fire door. s/c x 50mm	Good
5	F4/5	Ditto	Good
6	F5/7	Flush door. s/c x 35mm	Good, potential asbestos.
7 no door	-	-	-
8	F10 stairs	Flush fire door x 50mm	Fair.
9	F8/10	Flush small access dr.	Unpainted.
10	F10/12	L,B + battened.	Poor.
11	F11/10	Flush cup'd door.	Fair.
12	F13	Flush cup'd door.	Poor.
13	F8/9	Flush fire door. Vp.	Fair.
14 no door	-	-	-
15	U/stairs cupd.	Flush cupd x 35mm	Fair.
16	F14/15	Flush vp / glazed screen	Fair.
17	F15/16	Flush, internal ½ glazed.	Fair.
18	F1	Heavy metal no keys.	Fair
19	F14 / F17	Flush, internal	Fair
20	F20/ safe	Heavy metal no keys	Good
SECOND FLOOR			
21	S1	Flush glazed fire door.	Fair
22	S1/4	Flush fire door x 50mm	Fair
23	S1/3	Flush fire door x 50mm	Fair
24	S1/2	Flush fire door x 50mm	Fair
25	S2/3	Flush fire door x 50mm	Fair
26	S4/6	Flush fire door x 50mm	Fair
27	S6/7	Flush, vp.x 35mm	Poor
28	S7/5	Door removed	
29	S7	Glazed 2XG fire door	Fair
30	S8	Flush fire door x 50mm. vp	Fair
31	S9	Flush, vp.x 35mm	Poor
32	S10 wc	35mm panelled	Poor
33	S5 access ladder.	½ flush glazed fire door.	Fair
34	S1/2	Flush fire door x 50mm	Fair
35	S2/11	Flush fire door x 50mm	Fair
36	S11/12	½ glazed fire door.	Fair
37	S11	Door removed	
38	S11/13	Ledged and battened door X 20mm boarding	Fair *
39	S11/14	Ledged and battened door X 20mm boarding	Fair *

40	S11/20	Flush fire door x 50mm. vp	Fair
41	S11/17	Flush door x 35mm	Fair
42	S17/18	Flush fire door x 44mm	Poor
43	S18 wc	Door removed	
44	S19 wc	35mm flush door	Poor
45	S17/19	35mm flush door	Poor

NOTES:

VP = vision panel.

SXG = two x glazed panels, 1 top, 1 bottom with centre rail.

Flush = ply sheet face door, either veered or painted ply.

LB+B = Ledged, braced + battened. (more usually a utility or shed door)

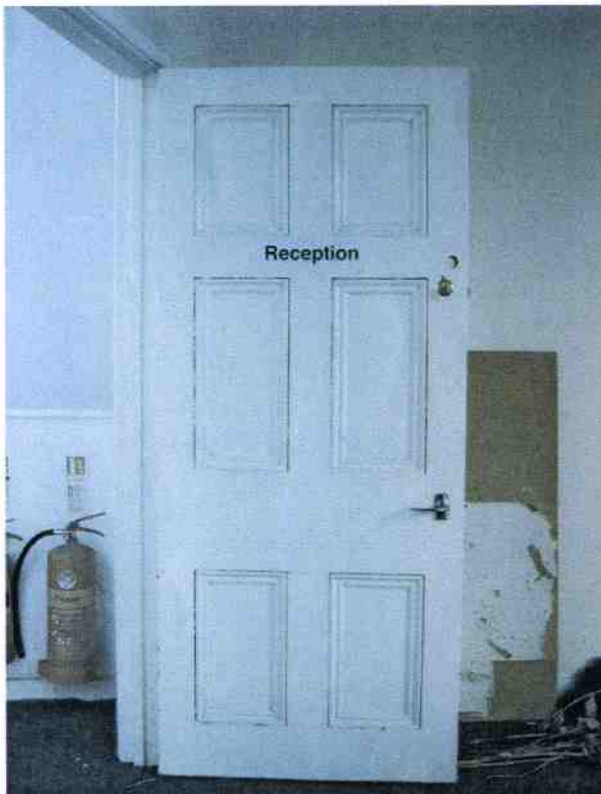
The only quality doors for taking pattern from are doors D1, D2 and D3.

There is no indication that these are in any way original as they appear to have been installed when the first floor rooms were used as offices during the construction of Tesco's

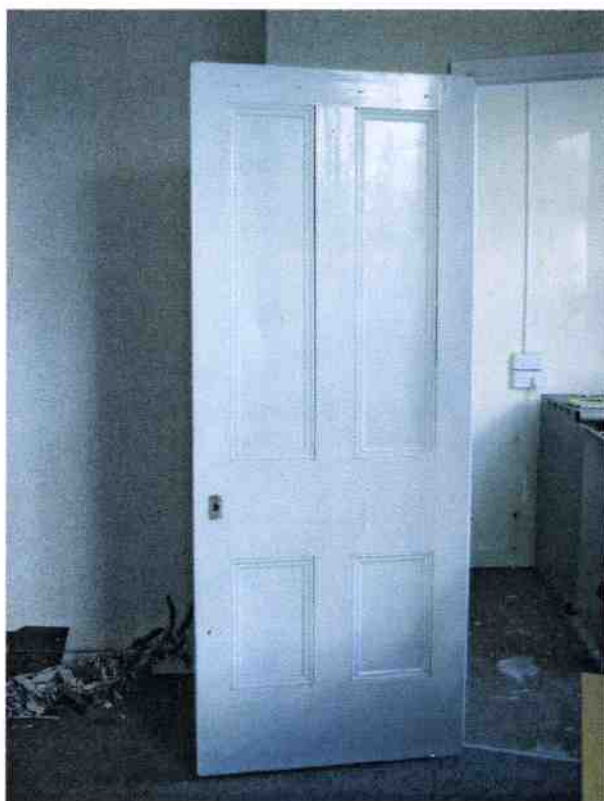
The majority of the fire doors (44mm + 50mm) are unpainted cheap veneer flush doors.

35mm flush doors are only suitable for wc's etc.

- * Doors 38 and 39 are "faked" up utility doors; 20mm vertical boards with horizontal; battens to rear with ply over face and vertical battens, suitable for cupboards only.



D1 6 x panelled door



D3 4 x panelled door



D22 typical veneered face flush ply fire door.



D39 rear face, ledged and braced door



D39 front face, ply sheet and vertical battens over ledged and braced door

WINDOW	LOCATION	DESCRIPTION	CONDITION
FIRST FLOOR FRONT			
1	F8	12 pane double hung box sash	Fair – o/h
2	F6	12 pane double hung box sash	Fair – o/h
3	F6	12 pane double hung box sash	Fair – o/h
4	F6	12 pane double hung box sash	Fair – o/h
5	F2	12 pane double hung box sash	Fair – o/h
6	F2	12 pane double hung box sash	Fair – o/h
7	F3	12 pane double hung box sash	Fair – o/h
8	F16	12 pane double hung box sash	Fair – o/h
9	F17	12 pane double hung box sash	Fair – o/h
10	F17	12 pane double hung box sash	Fair – o/h
11	F17	12 pane double hung box sash	Fair – o/h
12	F17	Glazed bay window	Poor, un safe. Replace
13	F17	Glazed bay window	Poor, un safe. Replace
REAR			
14	F14	Standard EJMA casement	Fair, repairs to 1 light.
15	F4	8 pane double hung box sash	Poor, replace
16	F5	12 pane double hung box sash	Poor, replace
17	void	Opening ply'd over.	-
18	F10	8 pane double hung box sash	Very poor, replace
19	F10	8 pane double hung box sash	Very poor, replace
20	F13	8 pane double hung box sash	Very poor, replace
SECOND FLOOR FRONT			
21	S5	6 pane double hung box sash	Fair – o/h
22	S5	6 pane double hung box sash	Fair – o/h
23	S5	6 pane double hung box sash	Fair – o/h
24	S5	6 pane double hung box sash	Fair – o/h
25	S3	6 pane double hung box sash	Fair – o/h
26	S2	6 pane double hung box sash	Fair – o/h
27	S2	6 pane double hung box sash	Fair – o/h
28	S11	6 pane double hung box sash	Fair – o/h
29	S12	9 pane double hung box sash	Fair – o/h
30	S13	9 pane double hung box sash	Fair – o/h
31	S14	9 pane double hung box sash	Fair – o/h

32	S15	9 pane double hung box sash	Fair – o/h
33	S16	9 pane double hung box sash	Fair – o/h
34	S18 wc	Casement / louver's	Very poor, replace
35	S19 wc	6 pane double hung box sash	Very poor, replace
36	S21	9 pane double hung box sash	Very poor, replace
37	S1 landing stairs	Standard EJMA casement	Fair.
38	S4	6 pane double hung box sash	Very poor, replace
39	S5	9 pane double hung box sash	Very poor, replace
40	S8	8 pane double hung box sash	Very poor, replace
41	S8	8 pane double hung box sash	Very poor, replace
42	S8	8 pane double hung box sash	Very poor, replace
43	S9	8 pane double hung box sash	Very poor, replace

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