# Dilapidation Survey Report

## NHM Exhibition Road Subway

15th November 2025

| Revision | Date | Author |
|---|---|---|
| P01 | 17/11/25 | Hussain Abrar |
| P02 | 20/11/25 | Hussain Abrar |
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## Introduction

This dilapidation report documents the existing condition of the subway structure, recording visible defects to tiles, brickwork, steel members, floor finishes, and associated architectural elements along the surveyed route. The inspection was undertaken as a visual, non-intrusive survey, with observations limited to areas that were safely and readily accessible at the time of inspection. No destructive, invasive or opening-up works were performed.

The purpose of this report is to provide a photographic condition record prior to any future works in this area, forming a baseline against which any subsequent changes or damage may be compared. Observations focus on structural finishes (including glazed brick tiles, mortar joints, supporting steel beams, and ceiling arches) and do not constitute a structural assessment.

To support spatial referencing, a ***Western Elevation Chainage Overview*** has been included, illustrating the surveyed route in elevation and identifying chainage markers along the tunnel length. This provides a visual reference to understand the relative position of defects recorded throughout the report and supports correlation between photographic evidence and geographical position of area interest.

## Scope and Limitations

This dilapidation survey records the visible condition of the subway at the time of inspection and provides a photographic schedule of observed surface defects. The survey is limited to features which were readily accessible and includes walls, ceilings, floor finishes, visible steelwork, service interfaces, skirting, and surrounding finishes within the inspected extents.

The inspection was carried out as a non-intrusive, visual-only survey. No opening-up works, material sampling, structural assessment, or testing was undertaken. Observations are based solely on what was visible and unobstructed at the time; surfaces or elements concealed by fixtures, services, panelling, advertisement boards, or other coverings were not assessed. Areas affected by low lighting or restricted access were inspected as far as reasonably practicable.

This document does not constitute a structural report, engineering assessment, or compliance verification against current standards, nor does it evaluate causation, future performance, or remedial design requirements. No guarantees are provided regarding hidden conditions, subsurface defects, or deterioration not visible during the inspection.

All information reflects conditions observed on the survey date only and may change due to subsequent works, environmental effects, or ongoing usage.

## Summary/Conclusion

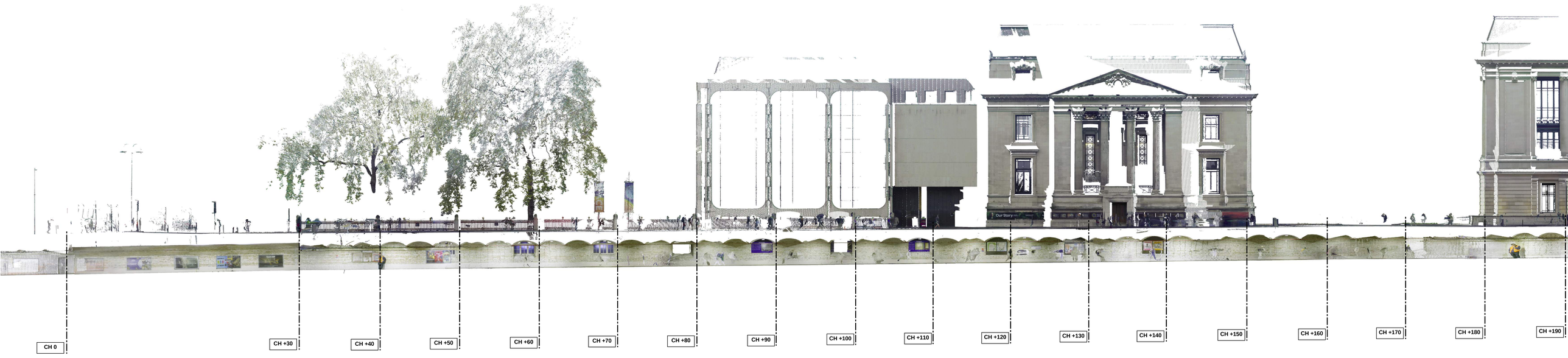
The subway exhibits widespread surface-level deterioration across floor, wall and ceiling finishes, with recurring patterns of material wear, aged repairs and inconsistent surface conditions. Throughout the tunnel, glazed brick tiles show extensive staining, discolouration, patch repairs, worn glaze and areas of material loss, including chipped tile edges, recessed mortar joints, historic fixing holes and isolated cracking through both mortar joints and tile faces.

Structural steel beams and fixings display significant coating breakdown with flaking paint, exposed metal surfaces and localised corrosion staining visible on adjacent tiles, particularly around beam interfaces and rivet lines. Floor surfaces show multiple historic reinstatements with rough textures, patching, surface spalling, differential finish levels and numerous linear cracks extending across slab bays and around service covers. Lower wall sections and skirting areas show surface scuffing, abrasion, chipped coatings, staining and localised material loss, often extending along long continuous runs rather than isolated points.

## Inspection Date/Time

Saturday 15th November 2025 11:00am

# Western Elevation Chainage Overview




#01

Localised brick face spalling observed on soffit. Metal fixing potruding from soffit

#02

Cracking and material loss surrounding steel beam interface where fixings penetrate the brick arch. Paint coating on trunking also appears aged and flaking.

#03 | Chainage 0m



#03

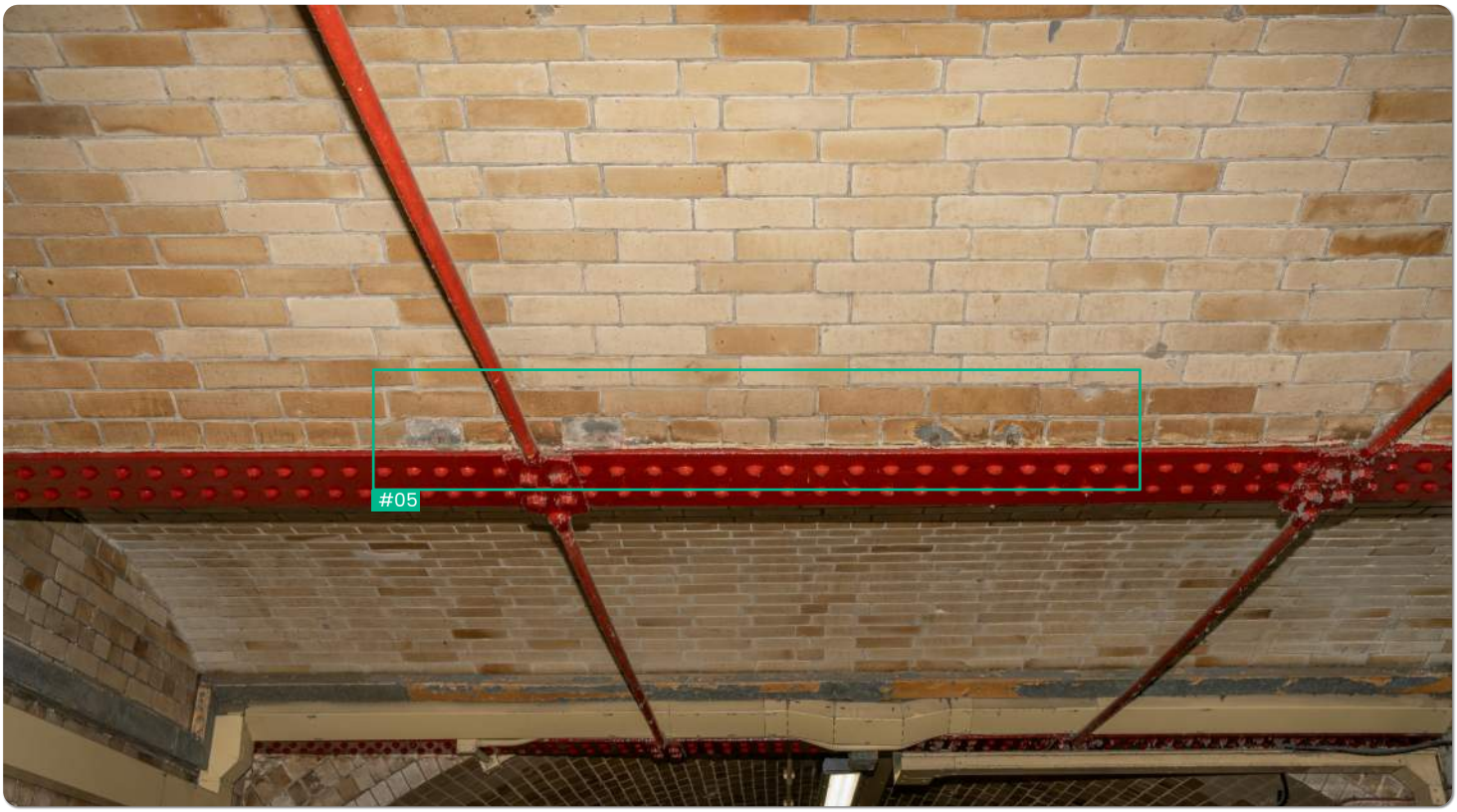
Asphalt floor surface shows patch repairs with visible cracking, uneven surfacing and differentiated textures indicating multiple reinstatements over time. Edge deterioration around decorative floor graphic suggests wear from pedestrian traffic and adhesion breakdown. No visible trip hazard but aesthetic degradation noted.

# #04 | Chainage 0m


#04

Localised area of brick surface deterioration with material loss and exposed mortar bed. Tile glaze appears missing and surrounding surfaces show staining consistent with water exposure. No active water present at time of survey, but staining suggests historic leaks or condensation.

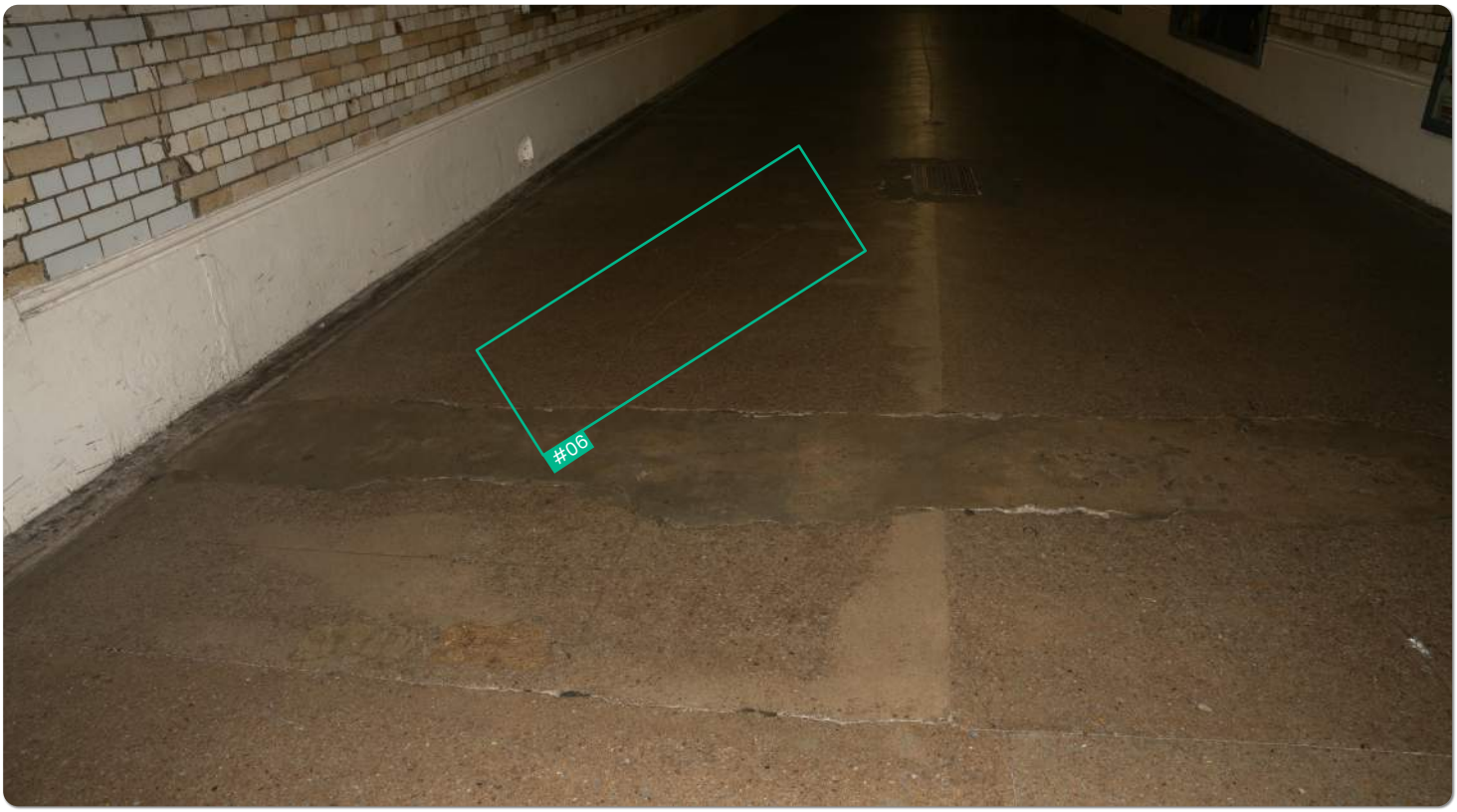
#05 | Chainage 0m




#05

Repair patches observed along the line of a primary structural steel beam fixed into soffit. Damage is linear and follows the fixing points. Surrounding brickwork shows patchy repair attempts and aged grout lines. No deformation to steel noted.

#06 | Chainage 0m




#06

Surface finish remains visually inconsistent with adjacent areas. Edges show minor cracking and settlement marks indicating possible differential wear.


#07

Disturbed brick alignment above steel beam with visible offset between rows, cracking, and filler patches. Also trunking paint flaking/ peeling off.


#08

Staining and discolouration across ceiling brickwork, concentrated near service brackets and lighting. . No active leak visible. There is noticeable deterioration where the glazed tile/brick face has broken away, exposing the rough substrate beneath.

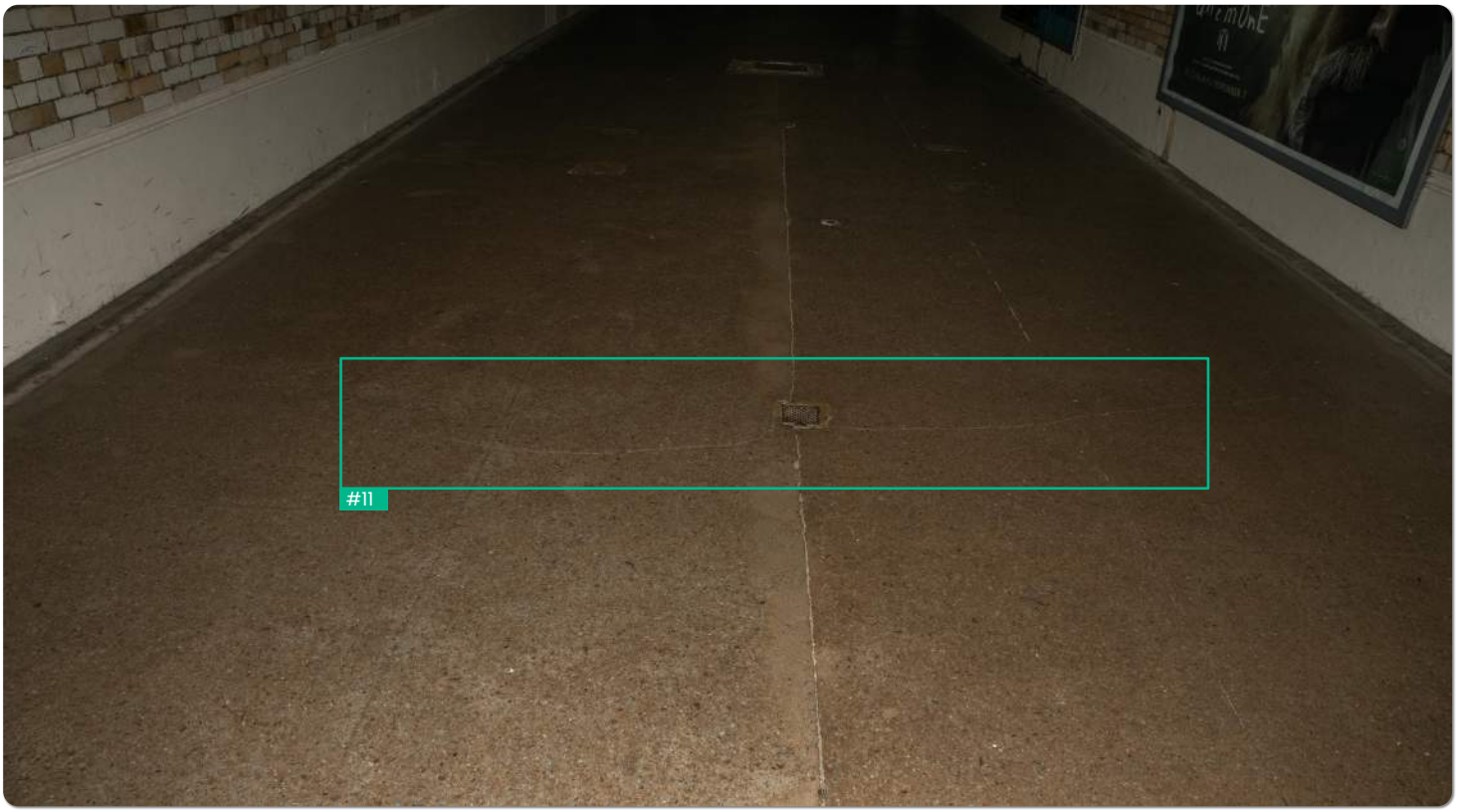

#9

Surrounding surface deterioration around cast iron service cover; asphalt patching is cracked, irregular, and separating from frame edges. Cover itself appears intact but seating substrate deteriorated


#10

Multiple penetrations and historic fixings visible on ceiling tiles with dark staining around drilled holes. Brick faces show abrasion where equipment appears to have been installed and removed. Staining could relate to moisture residue or corrosion from previous intumescent fixings.

## #11 | Chainage 0m




#11

Long straight construction joint visible running along corridor centreline. Minor cracking noted but slab appears generally sound. Surface finish varies either side of joint.


#12

Failed paint/finish around ceiling-mounted service batten; significant flaking exposing underlying substrate. Nearby brickwork shows staining and abrasion.

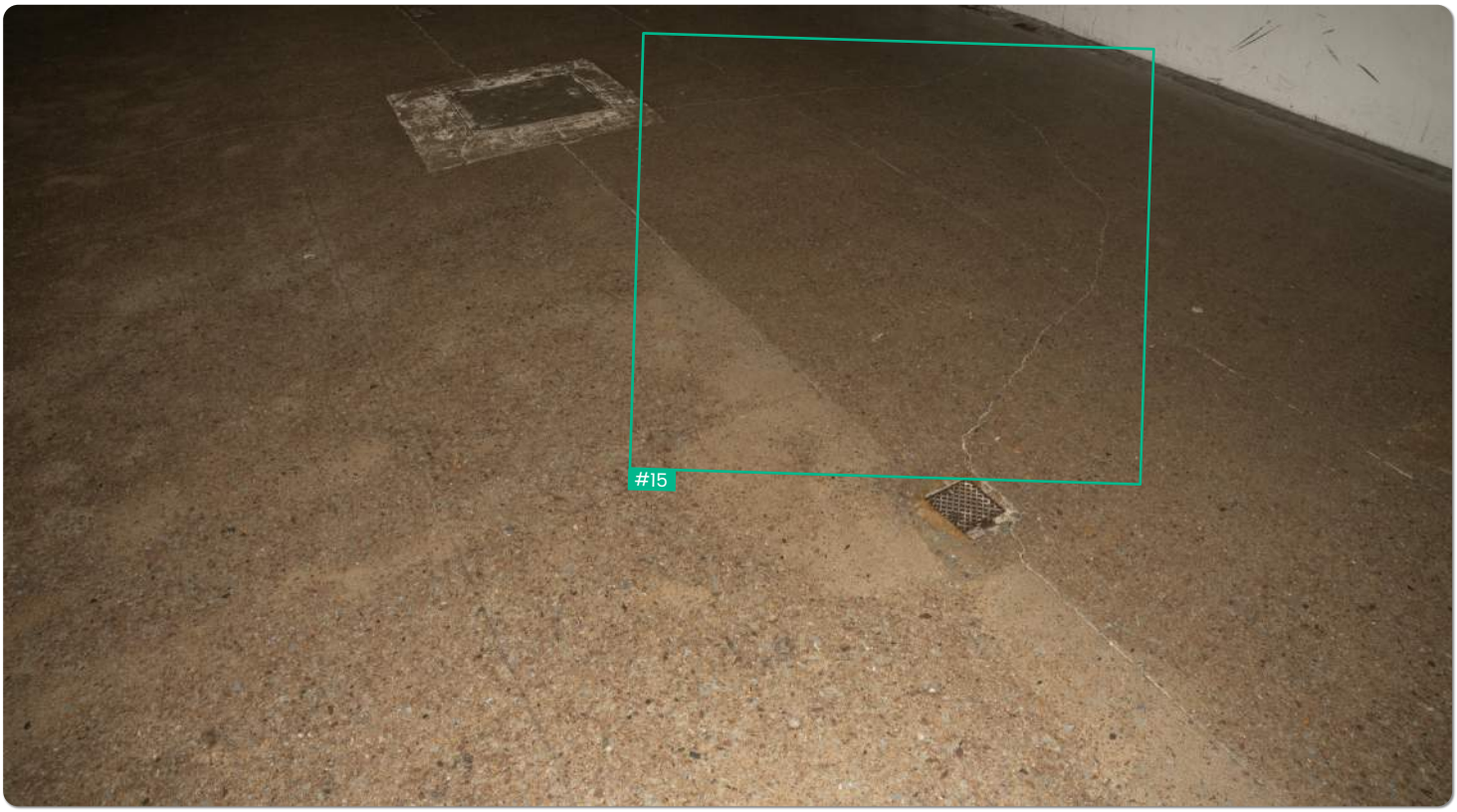
#13

Circular penetration or core hole through brick soffit where fixture was removed; brick face chipped and finish incomplete. Exposed mortar bed visible.


#14

Significant discolouration and variation in tile glazing across wall area; extensive patch repairs visible. No discrete structural cracking but widespread cosmetic degradation, staining, and tile mismatch.

#15 | Chainage 0m




#15

Shrinkage cracks and uneven finish radiating from recessed surface cover. Cracks appear hairline but propagate across surface.


#16

Extensive flaking and deteriorated coating on trunking fixed to ceiling.

#17

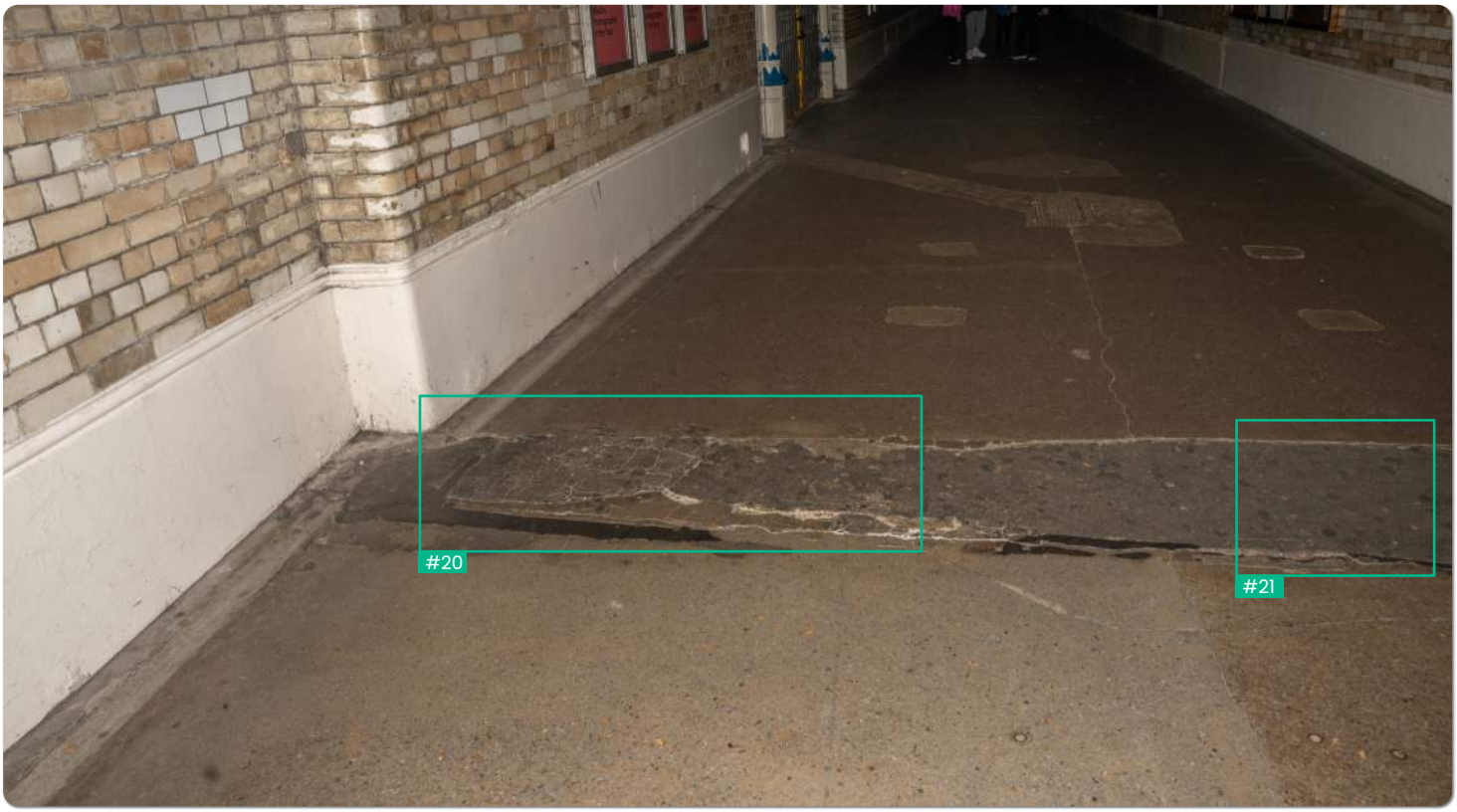
Clustered historic fixing holes with dark staining and chipped brickwork. No active corrosion observed.


#18

Significant water staining beneath advertising panels along wall base; Lower wall surfaces show material erosion.


#19

Paint/coating failure along ceiling-mounted cable tray with exposed metal and flaking paint. Adjacent brickwork also exhibits surface deterioration and staining from previous fixings




#20

Floor surface break-up along reinstated asphalt strip; significant edge deterioration, uneven height levels, and cracking possibly indicating either failed reinstatement or long-term wear.

#21

Continuation of degraded reinstatement to asphalt surface adjacent to previous defect (#20). Edge breakdown, surface cracking and rough contours. Aesthetic deterioration is significant, with variable texture and patch colour mismatch.


#22

Visible mortar erosion and cracking along the vertical internal corner, particularly where curved corner tiles transition into flat tiles. Two circular penetrations are visible where fixings have been removed, leaving unsealed openings in the brick face. Local surrounding tiles show chipped glaze and staining

# #23 | Chainage 30m


#23

Tiles along the curved corner display noticeable dullness and surface abrasion compared to surrounding wall tiles. The glazed ceramic finish has partially worn away, exposing a more porous underlying surface. Two rectangular areas show clear signs of previous surface fixings or mountings. Glaze has been chipped away and original tile faces removed, leaving unsealed cavities with rough edges


#24

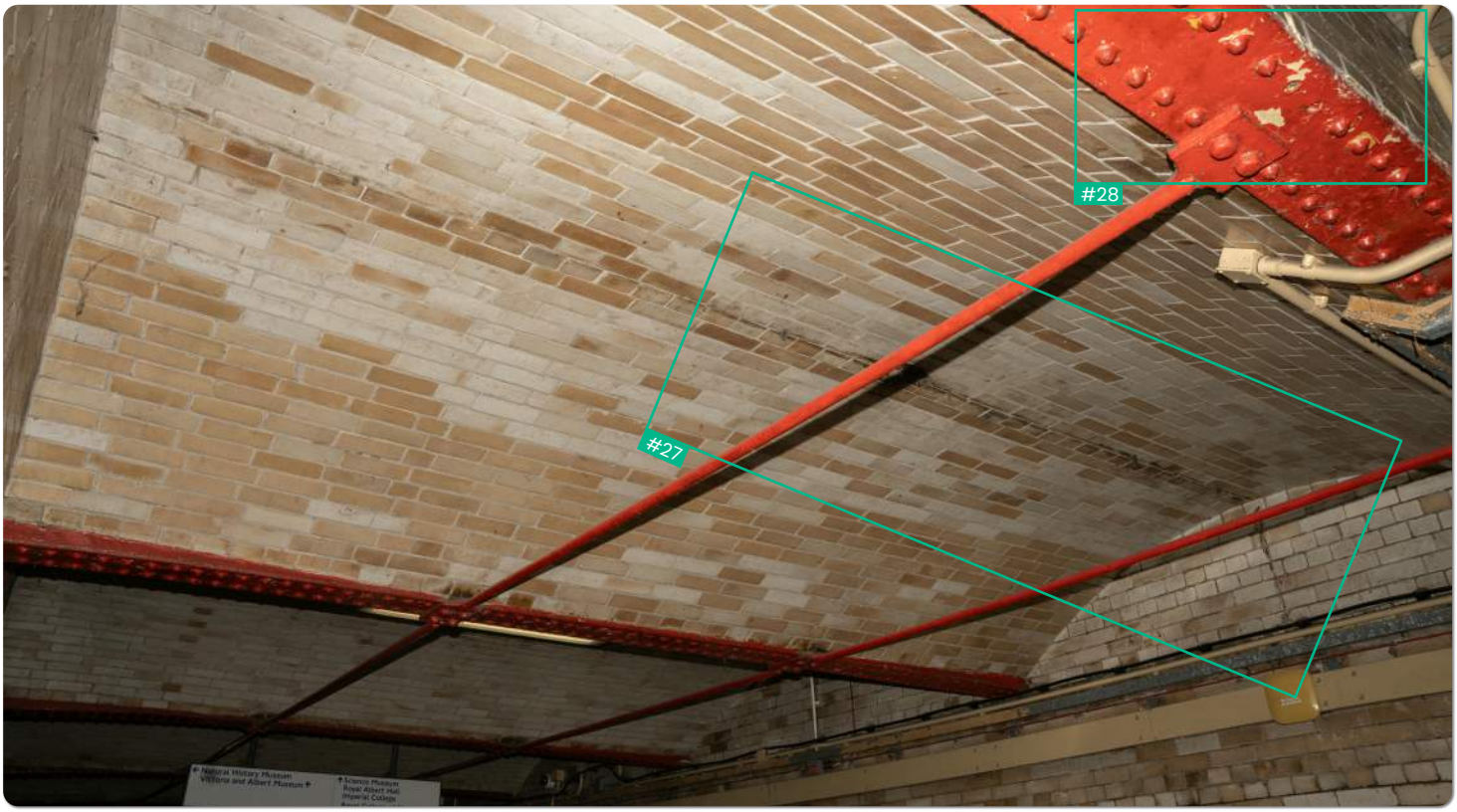
Bricks adjacent to the metal service supports show spalling, chipped edges, and loss of glaze. The damaged edges appear historic and linked to repeated drilling/installation of service hangers. Repair mortar and replacement brick fragments are visible along the beam line and between tiles. These patches vary in tone and finish from original materials,

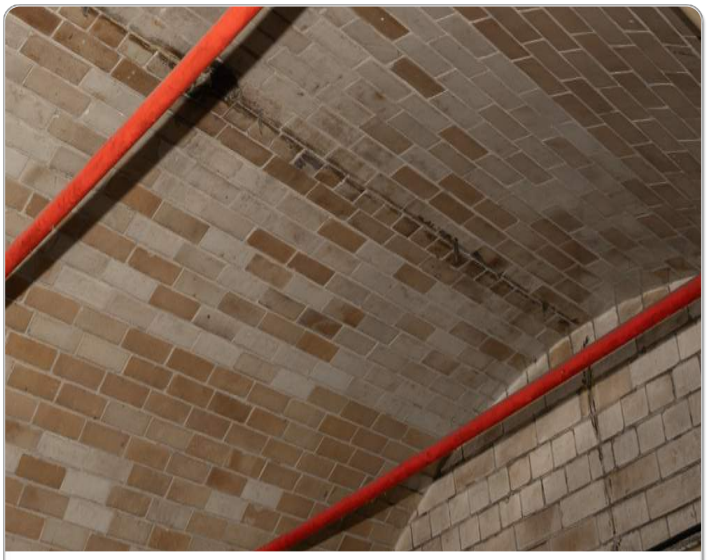

#25

Surface damage to overhead soffit where previous service fixings removed. Exposed mortar and chipped brick finish visible, along with staining. Surrounding areas show further patch repairs and unsealed penetrations.

#26

Adjacent continuation of #25 defect — exposed fixings and cracked mortar where former brackets awere mounted. No reinstatement work applied, leaving surface uneven and visually degraded.



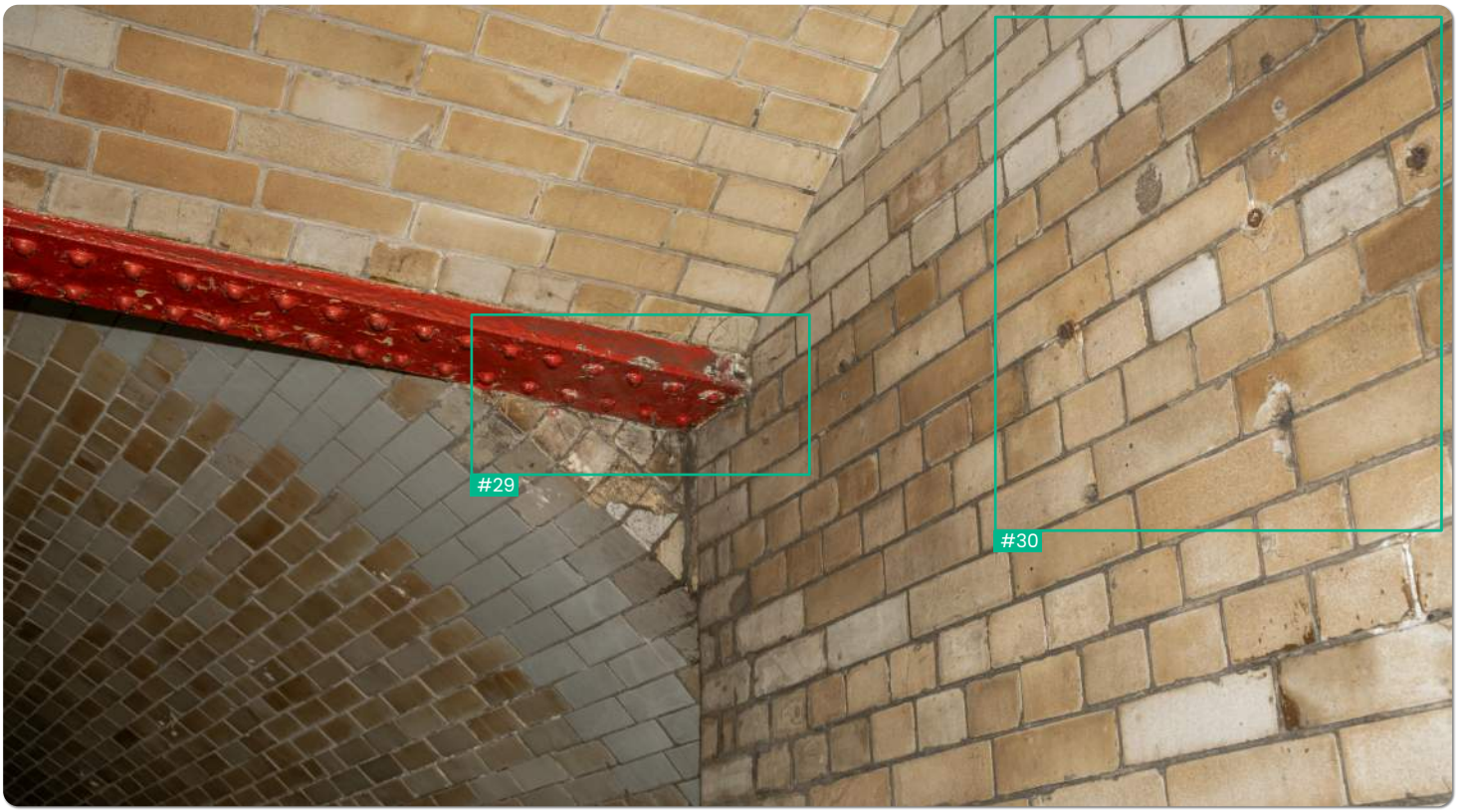



#27

Surface staining and paint failure along horizontal service band. Flaked coating exposes metallic substrate. No active water visible.

#28

Adjacent beam shows flaking paint and coating breakdown around fasteners, with minor corrosion evident. Defects are predominantly cosmetic but indicate ageing fabric requiring periodic maintenance

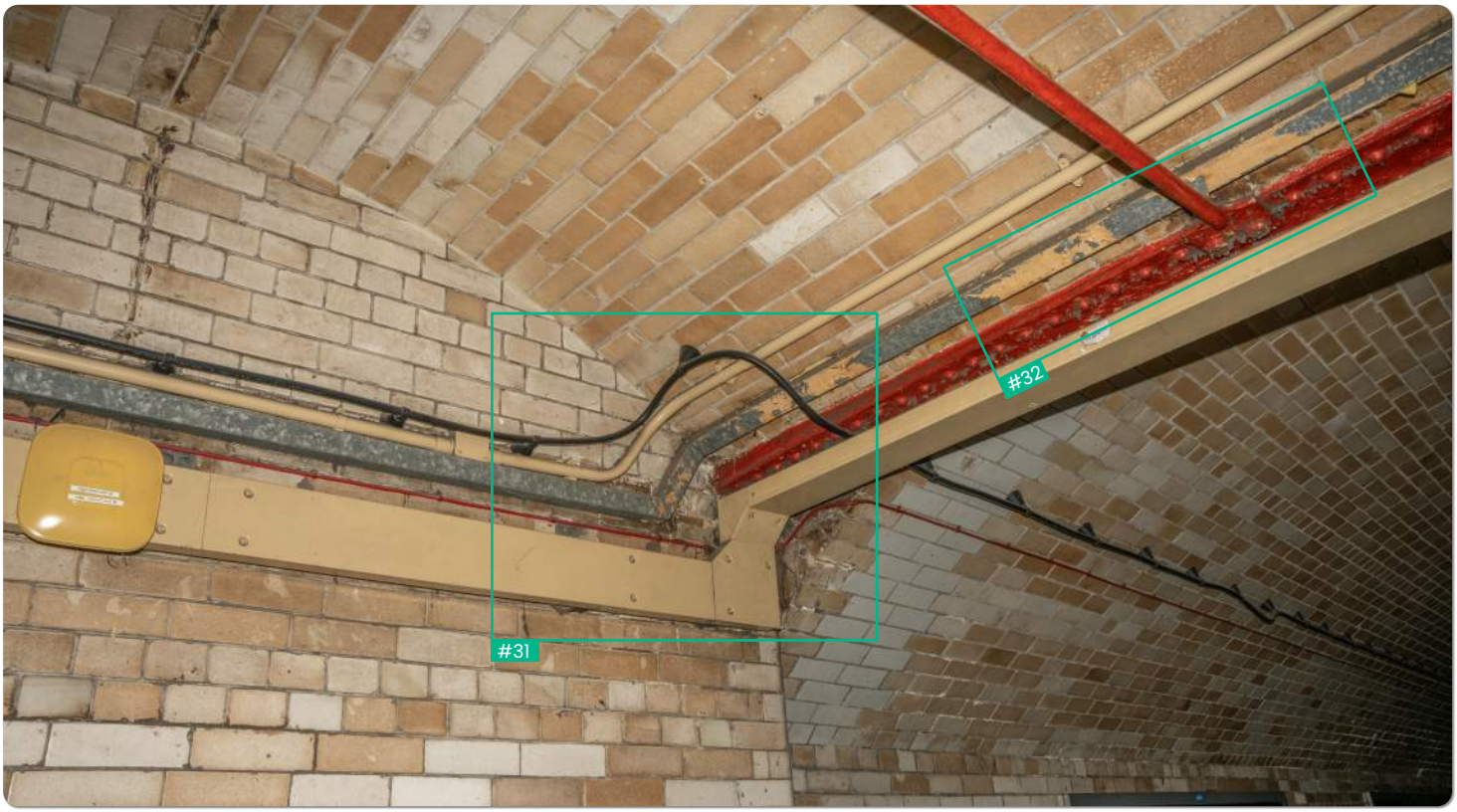



#29

Brickwork deterioration at the interface between soffit and supporting steel beam, including cracking along the springline, surface spalling, and historic patch repairs. The paint on the beam above appears chipped, with partial loss of coating exposing the metal substrate. No severe corrosion is visible.

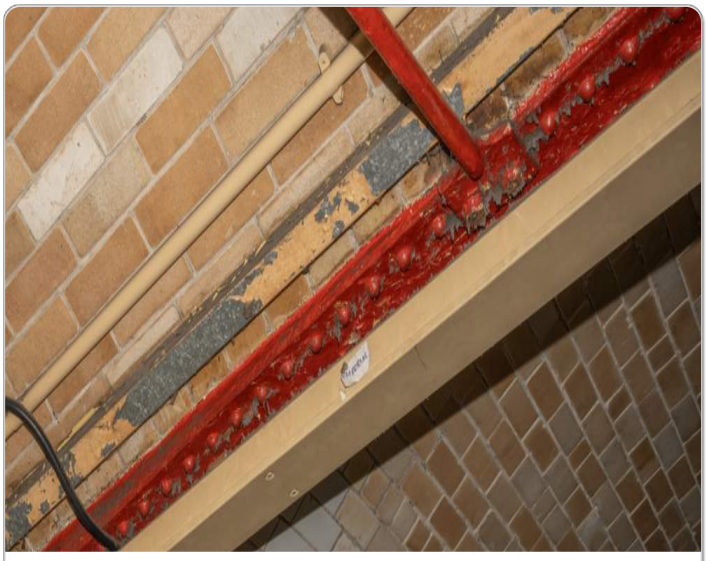
#30

Exposed substrate and accumulated staining indicate long-term wear associated with preivous connection points.




#31

Ceiling fixings and brackets show coating breakdown and corrosion staining. Brick soffit shows damaged glaze. Localised material loss and spalling observed at the arch springline where soffit meets the steel beam. Brick tile faces have detached, exposing underlying mortar, with cracking visible along mortar joints.



#32

The adjacent steel beam displays chipped coating at fixings with exposed metal.

#33 | Chainage 30m


#33

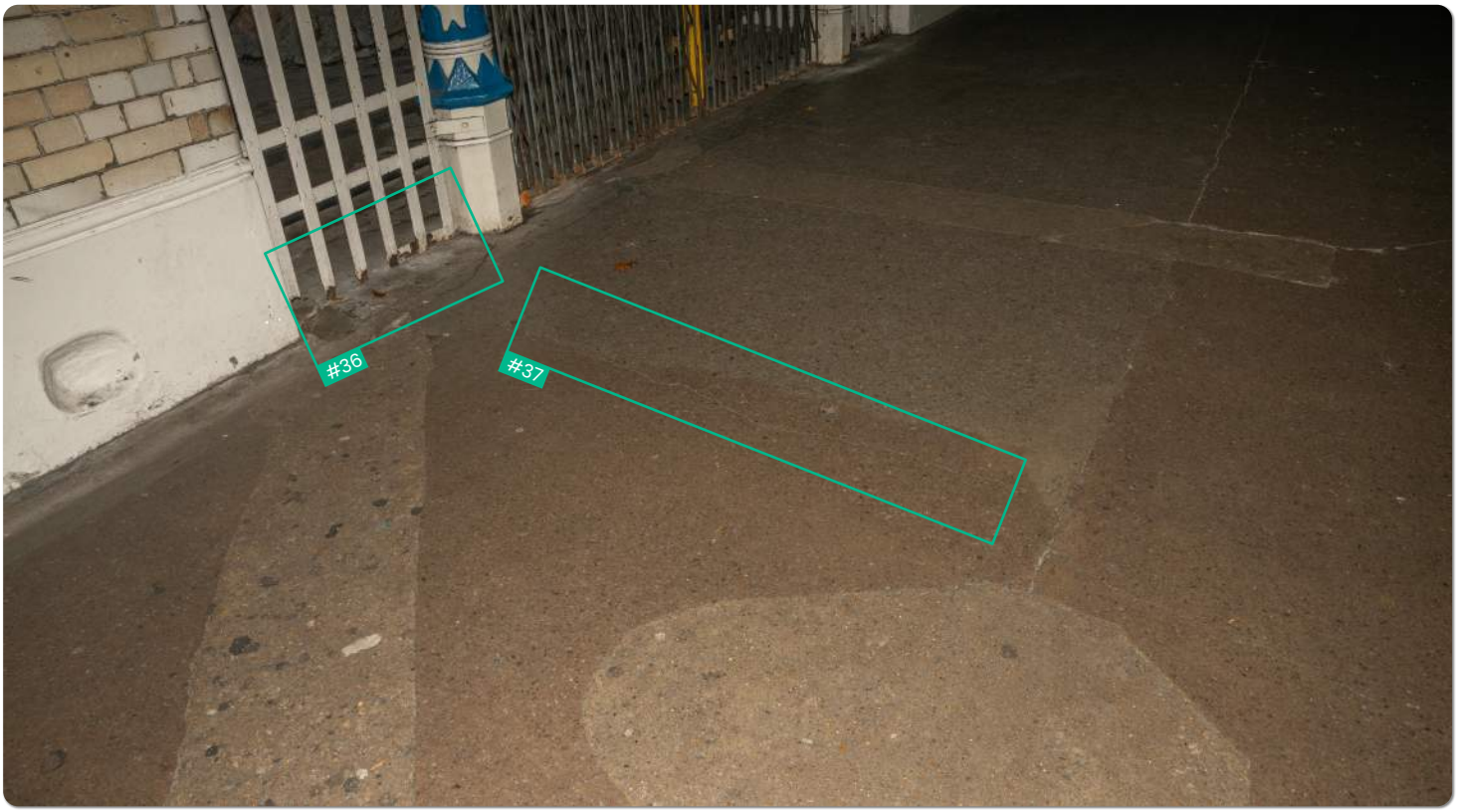
The red beam exhibit visible flaking paint, rust patches, and surface corrosion, particularly around rivets and edges. Protective coating appears to be coming off in several locations, exposing metal to oxidation


#34

The red-painted structural steel beam displays visible paint breakdown, with multiple areas where the coating has blistered, flaked, or peeled away, exposing the underlying surface. Deterioration is most pronounced along edges, rivet heads, and at the beam-to-brick interface.

#35

Tile faces exhibit areas where the original glazed finish has worn down, exposing a more porous underlying ceramic surface. Mortar joints are discoloured but appear stable, with no visible displacement or active cracking. There are also regions where preivious fixings has been removed



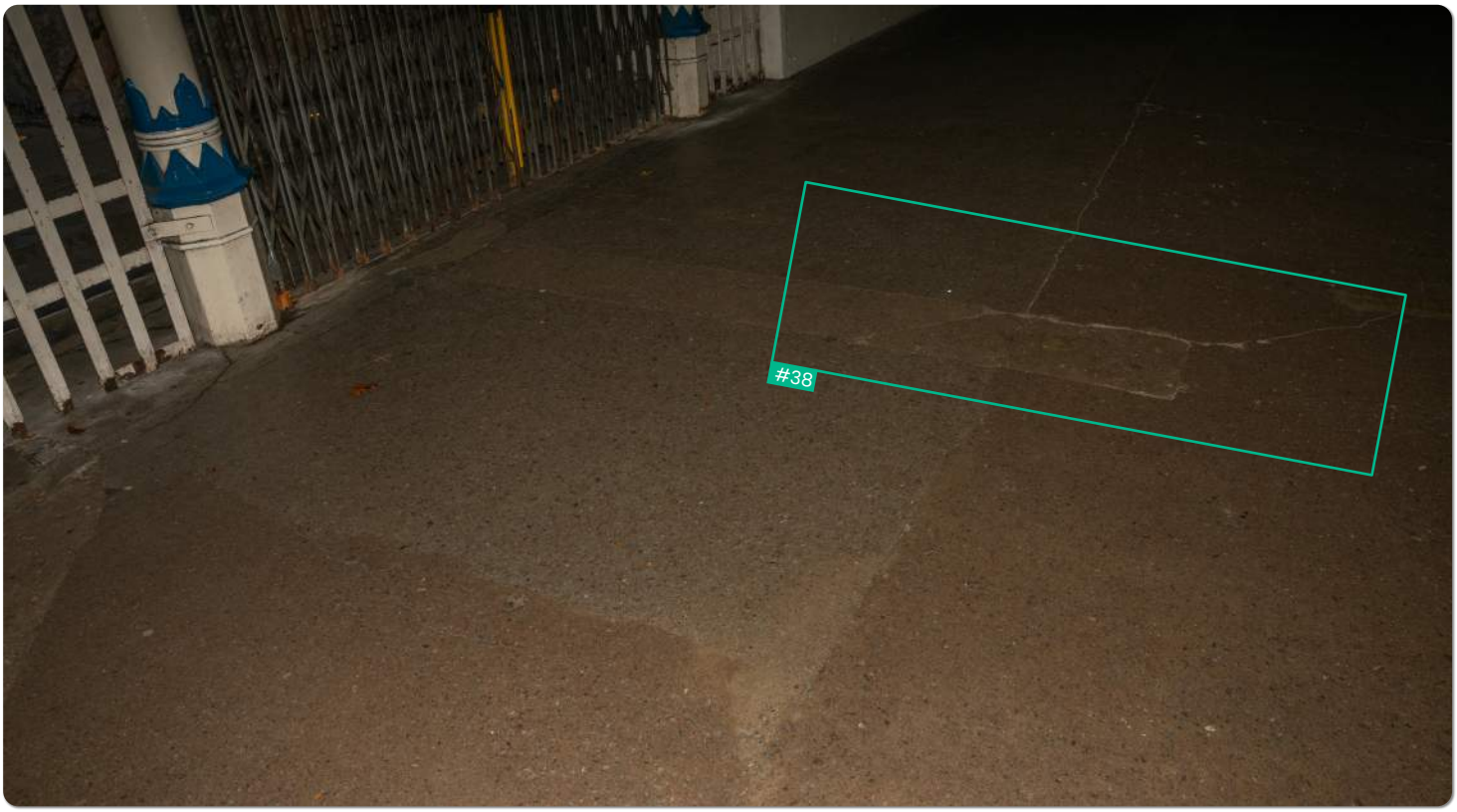

#36

The floor surface adjacent to the gate and column base shows localised surface deterioration, including abrasion, chipping and degradation of the concrete/aggregate finish. Additionally, small cracks and broken surface edges are visible at the threshold where the floor meets the vertical metal gate frame

#37

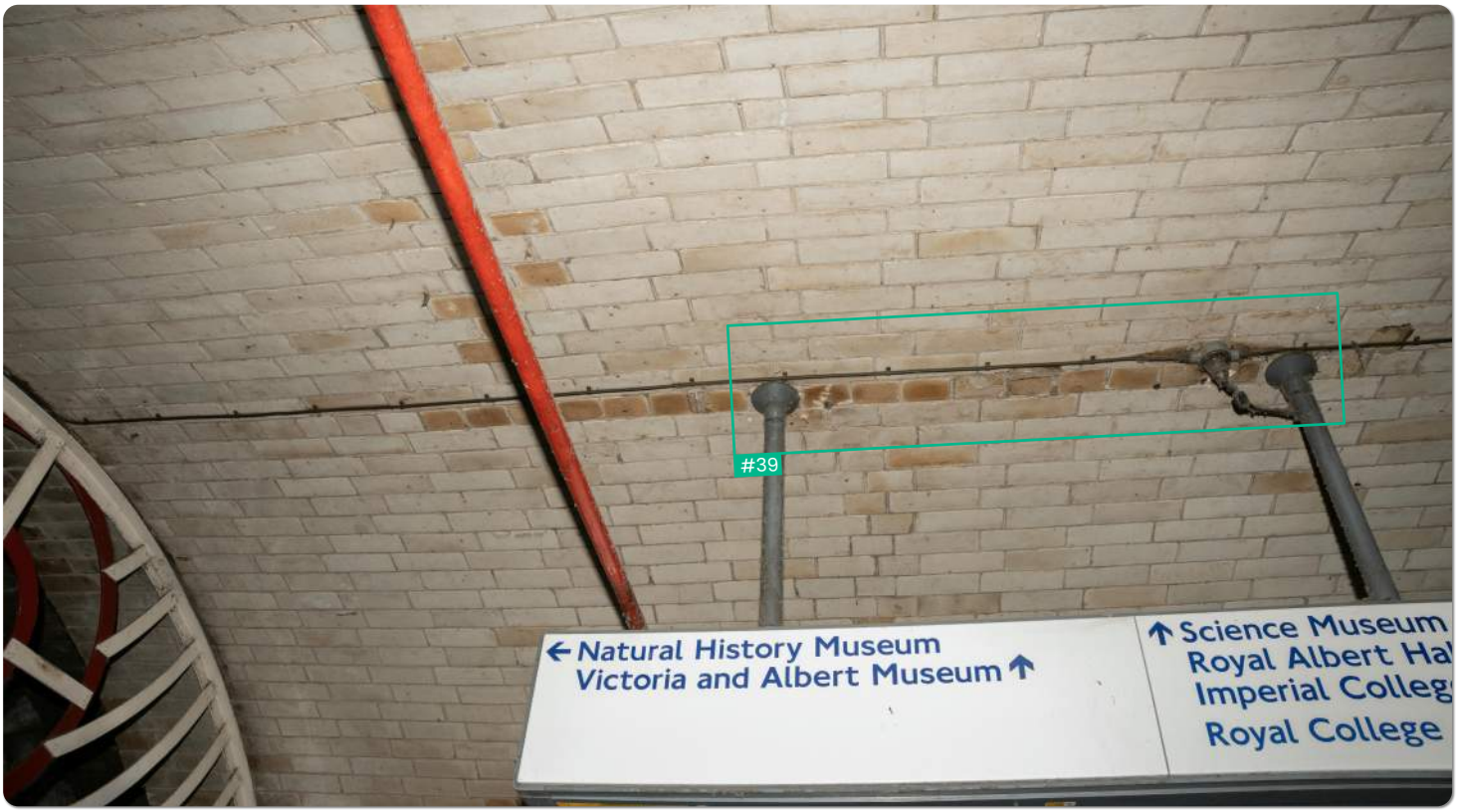
A large, irregular-shaped repaired floor section is present within the main walkway. The repaired patch is visibly different in colour, aggregate composition, and surface finish compared to the surrounding original flooring. The perimeter of the patch shows fine cracking and differential surface levels, indicating a poorly matched repair or settlement following installation.

#38 | Chainage 40m




#38

The highlighted section of floor appears to be a large historic repair patch with visible signs of distress, including cracking, uneven surface finish, and mismatched material tone relative to the surrounding original paving.




#39

The highlighted brickwork section below the arch curve exhibits surface staining, mortar deterioration, and minor cracking around service conduit fixings. The area appears to be impacted by historic moisture exposure and alteration works related to overhead services.

# #40 | Chainage 40m


#40

The highlighted section of the red-painted riveted beam shows advanced surface degradation, with extensive paint failure and visible corrosion. There is significant flaking, rusting, and rough surface texture, particularly along the underside and edges of the beam where water or condensation may accumulate. The deterioration is more severe around rivets and beam joints, indicating prolonged exposure and limited protective maintenance.


#41

The steel support beam shows extensive paint failure and advanced corrosion along the lower flange and rivet line. The deterioration appears continuous across the span rather than isolated, with the coating having peeled away in strips,

#42

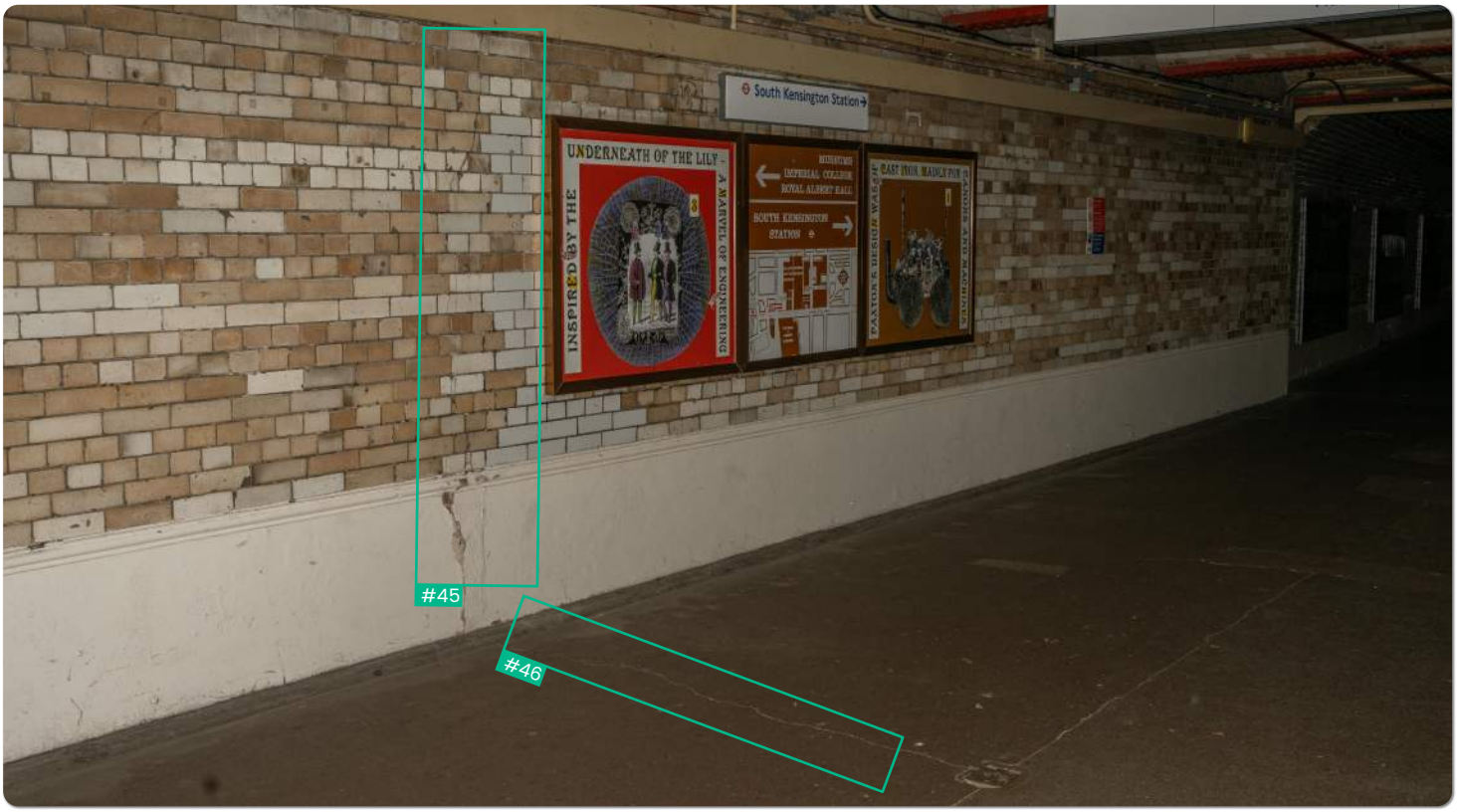
The trunking appears aged, poorly maintained, and exhibits surface deterioration, including peeling paint, corrosion to trunking components, uneven patching, and deterioration to surrounding wall finish

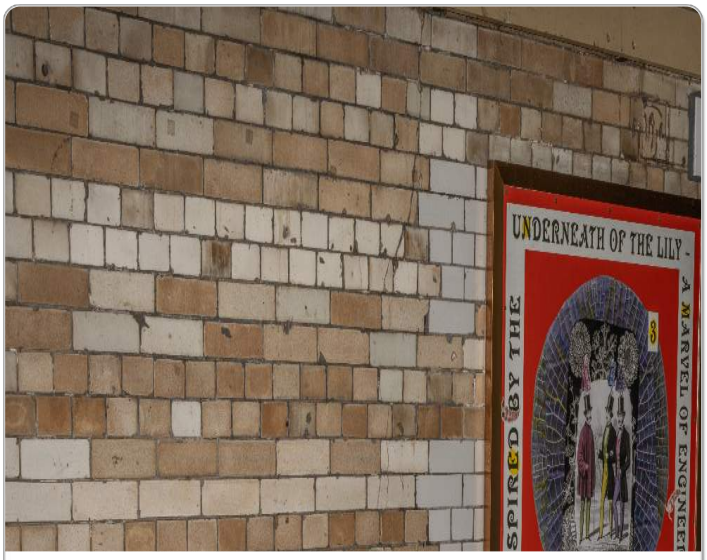

#43

The highlighted section shows degraded surface-mounted trunking with peeling paint, corrosion to metal containment components, and damaged substrate behind the trunking. There is significant deteriation to the existing beam


#44

This section displays heavy spalling, loss of tile/brick face, exposed substrate, and significant material degradation directly beneath the primary riveted steel beam. The damage is much more extensive than surrounding areas and runs continuously along the beam line.




#45

The lower wall plinth shows a notable vertical crack extending upward from the floor slab into the plastered surface. The crack presents localised chipping, loss of paint, and exposed underlying material. The defect appears concentrated along a single vertical lin

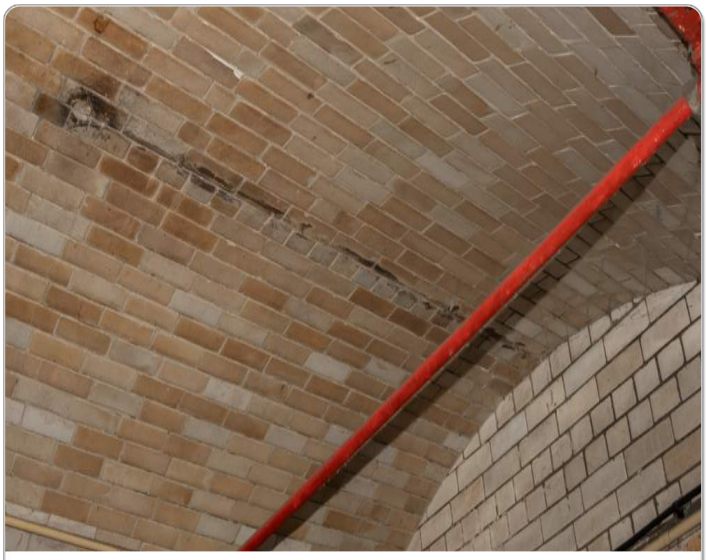
#46

The floor within the highlighted area (#46) shows a visible crack running across the surface and intersecting a previously patched repair. The crack appears to follow a linear path and continues beyond the patch boundary into the original flooring


#47

The highlighted area shows significant deterioration at the junction of two intersecting steel beams, with:

- Severe coating breakdown
- Visible corrosion
- Loose/flaking material around rivets

#48

The highlighted section of the vaulted brick ceiling shows localised staining, discolouration, and surface deterioration, concentrated in a linear band across several bricks. The staining is darker than surrounding areas and appears to follow a directional path


#49

The highlighted section features surface-mounted cabling and containment fixed along the wall beneath a steel beam, with significant deterioration to the mounting surface, patchy repairs, and flaking paint.

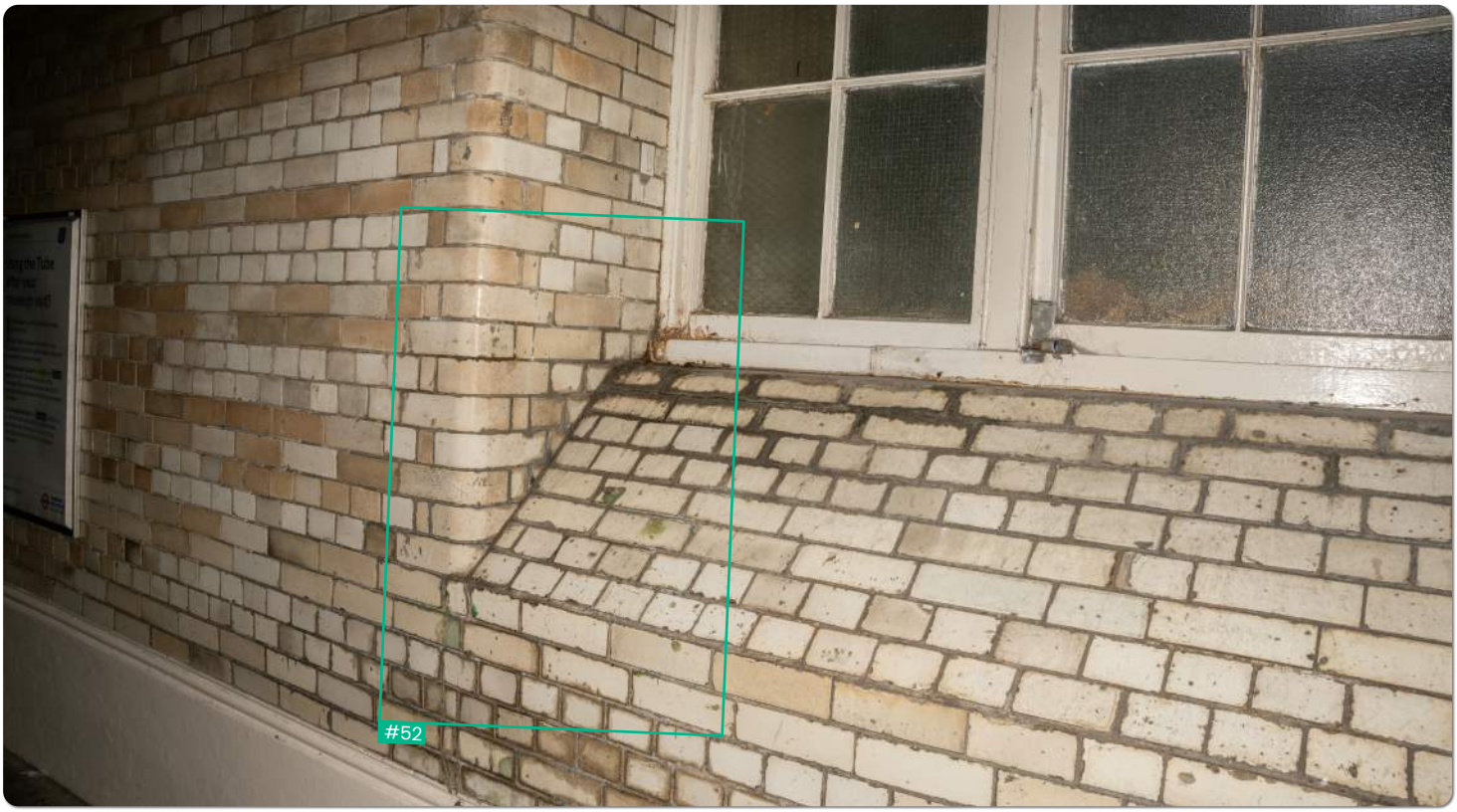
# #50, #51 | Chainage 40m


#50

A prominent vertical crack is observed running from the upper brickwork down through the painted lower plinth and terminating at floor level. The defect appears long-standing and has been previously filled, but the filler has deteriorated, resulting in renewed cracking and voiding.

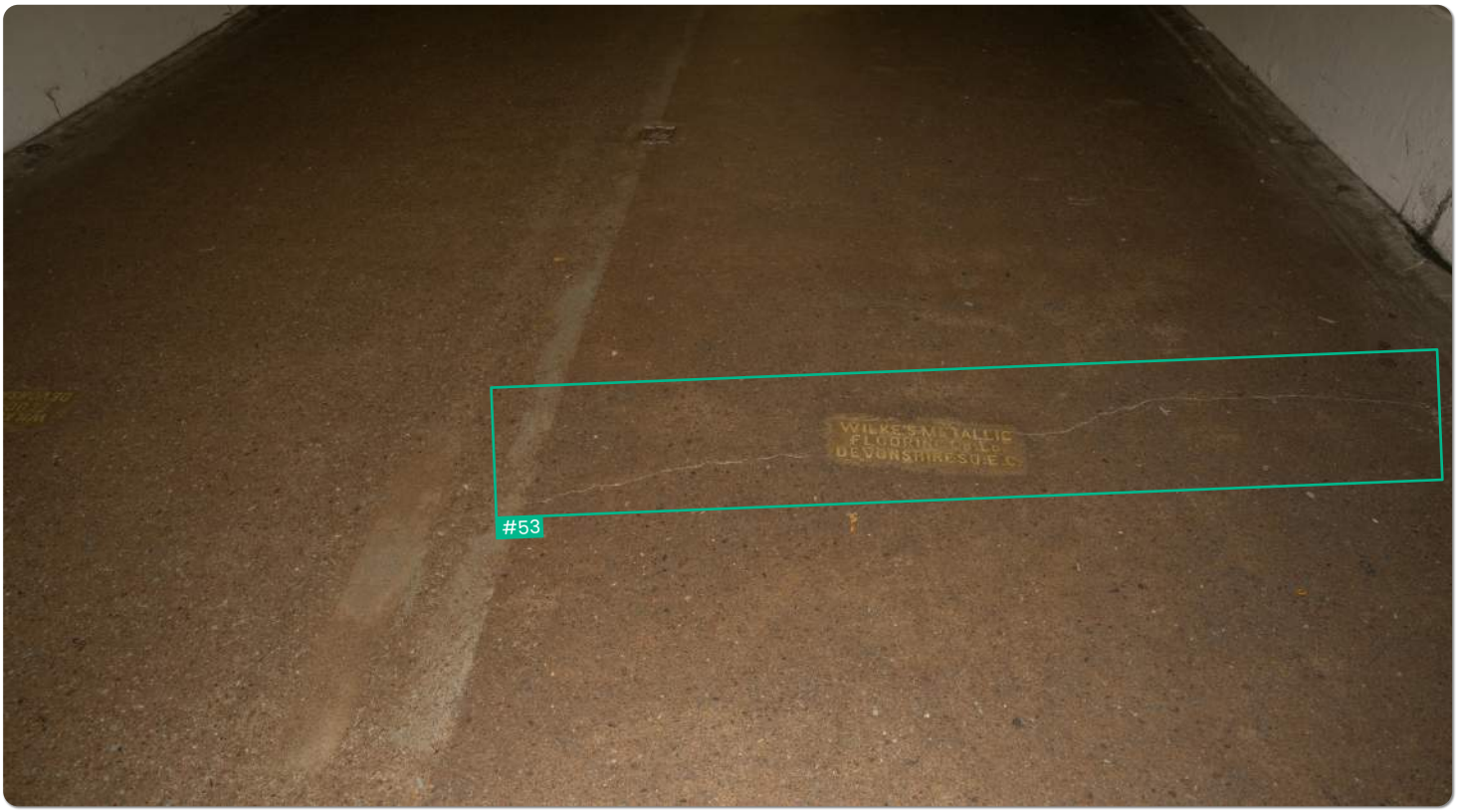
#51

The lower wall section shows localised material breakdown and surface damage, separate from the main vertical crack at #50




#52

Highlighted area (#52) shows a combination of moisture-related staining, mortar deterioration, and cracking on the brickwork directly below and adjacent to the window junction.




#53

Shows a longitudinal hairline crack forming across the concrete/ terrazzo floor finish, accompanied by surface wear associated with heavy foot traffic.


#54

A small cavity approximately few centimetres in size is visible at the lower skirting/plastered wall face. Finish appears to have chipped away, exposing underlying substrate which appears rough and unsealed.

#55 | Chainage 50m


#55

The access cover located centrally within the walkway appears loose and not securely seated within its frame. The cover exhibits slight movement when stepped on, indicating a poor fit or worn seating edge


#56

The area highlighted hows deterioration of cable containment components fixed along the wall, along with staining and minor surface damage to the brickwork directly behind and below the services.

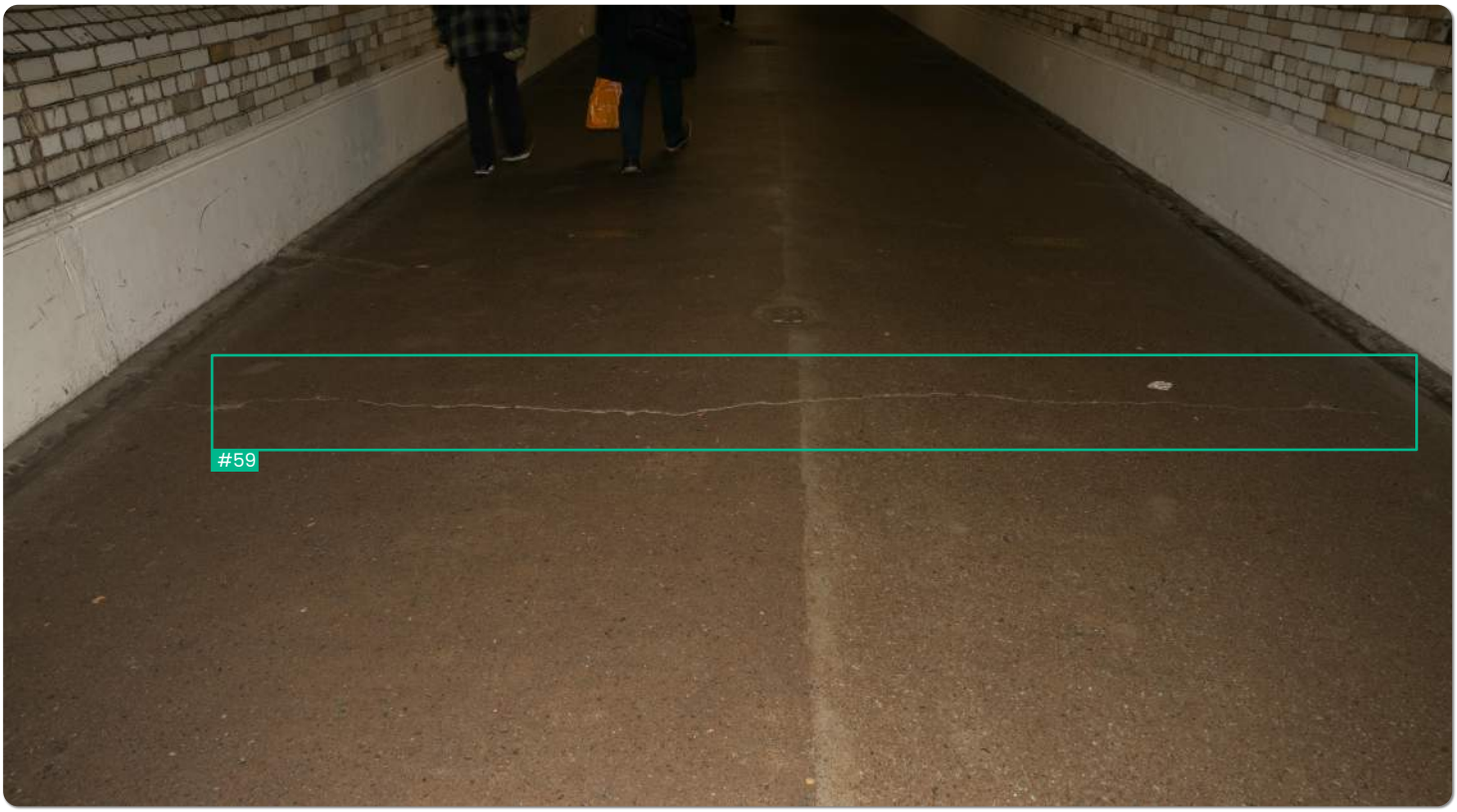

#57

A visible vertical crack is present across the soffit brickwork, running roughly perpendicular to the arch curvature. The crack appears fine-width and follows a stepped path along mortar joints before cutting across brick faces in places

#58

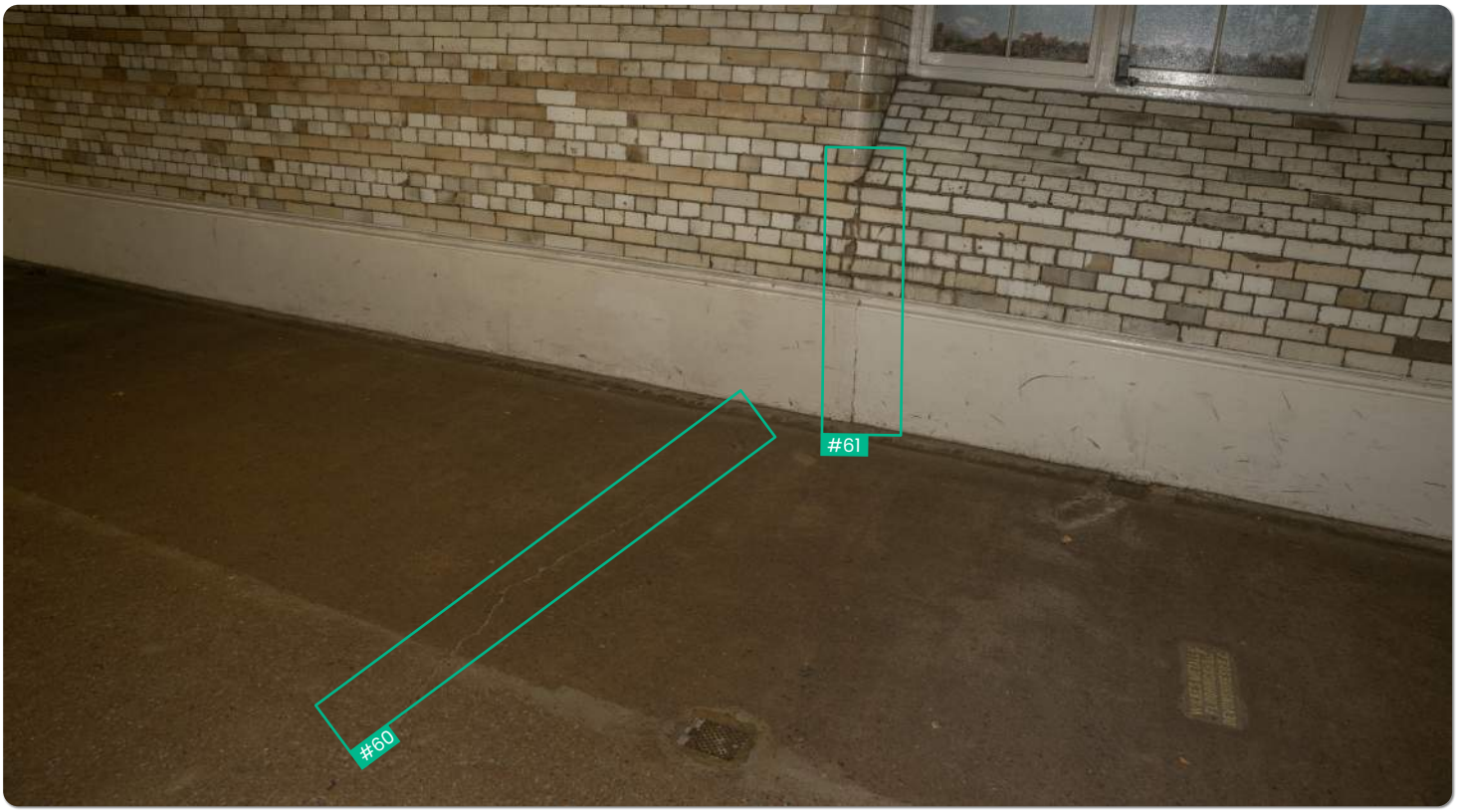
A long continuous stretch of painted substrate presents advanced coating failure, with flaking, blistering, and peeling sections exposing the underlying base layer. The exposed undercoat appears uneven and friable, with multiple areas showing rust-coloured streaking

#59 | Chainage 50m




#59

A pronounced continuous linear crack extends along the floor alignment. The crack width appears fine but consistent throughout, with no immediate signs of vertical displacement or material loss. The crack intersects at least one service access plate

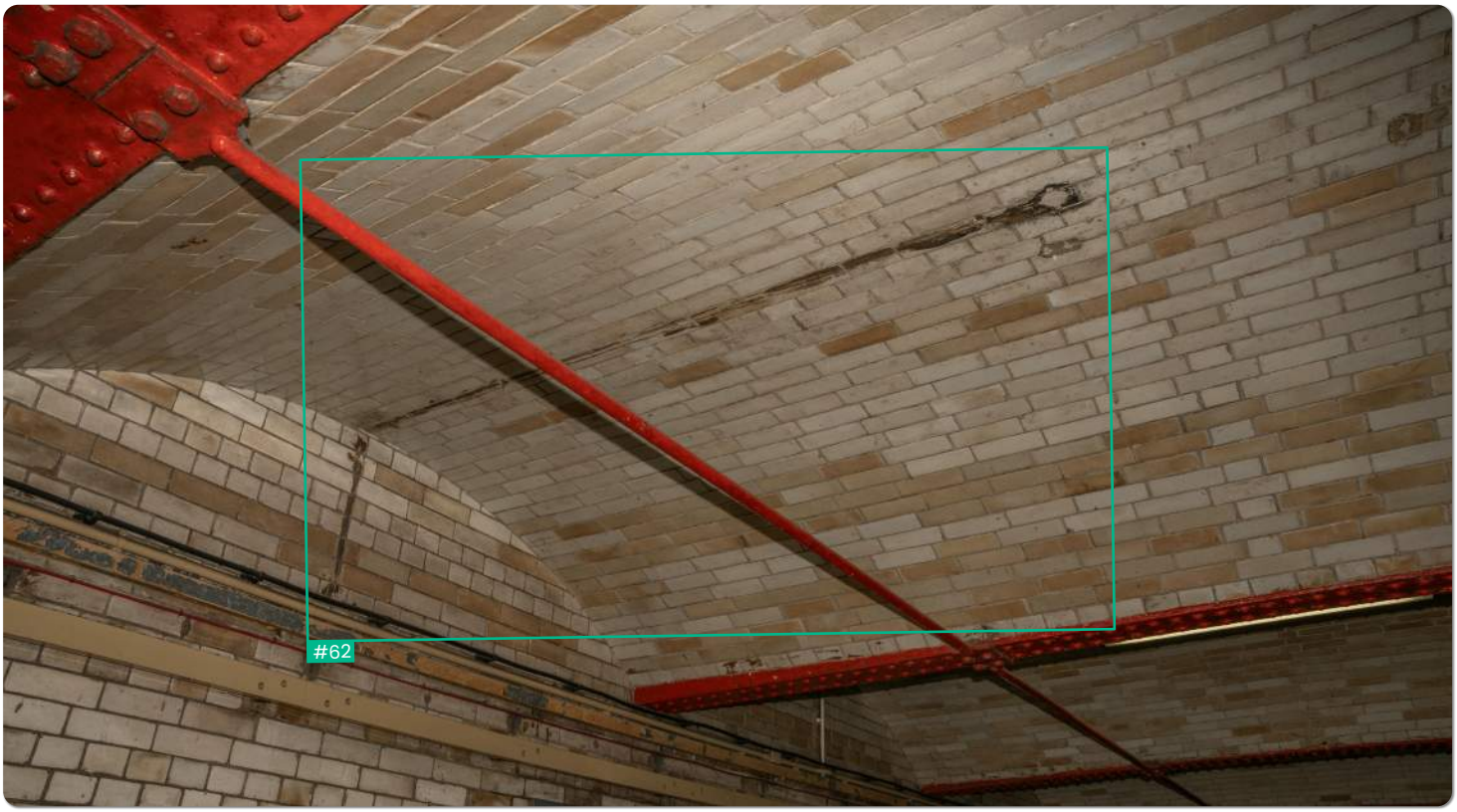



#60

A shorter ancillary crack branches from a joint line towards the drainage feature. The crack shows fine-width fissuring, with gradual feathered wear along its perimeter caused by repeated surface abrasion.

#61

A distinct continuous vertical moisture stain begins at the underside of the window sill where deterioration to paint and minor cracking around the framed junction is visible. The stain continues down the wall, darkening bricks and appearing to carry dissolved contaminants. Mortar joints along the path show softened, darkened and in places eroded bedding, indicating loss of binder. The feature terminates at the floor line, where paint to the lower skirting is visibly bubbled, marked, and lifting.

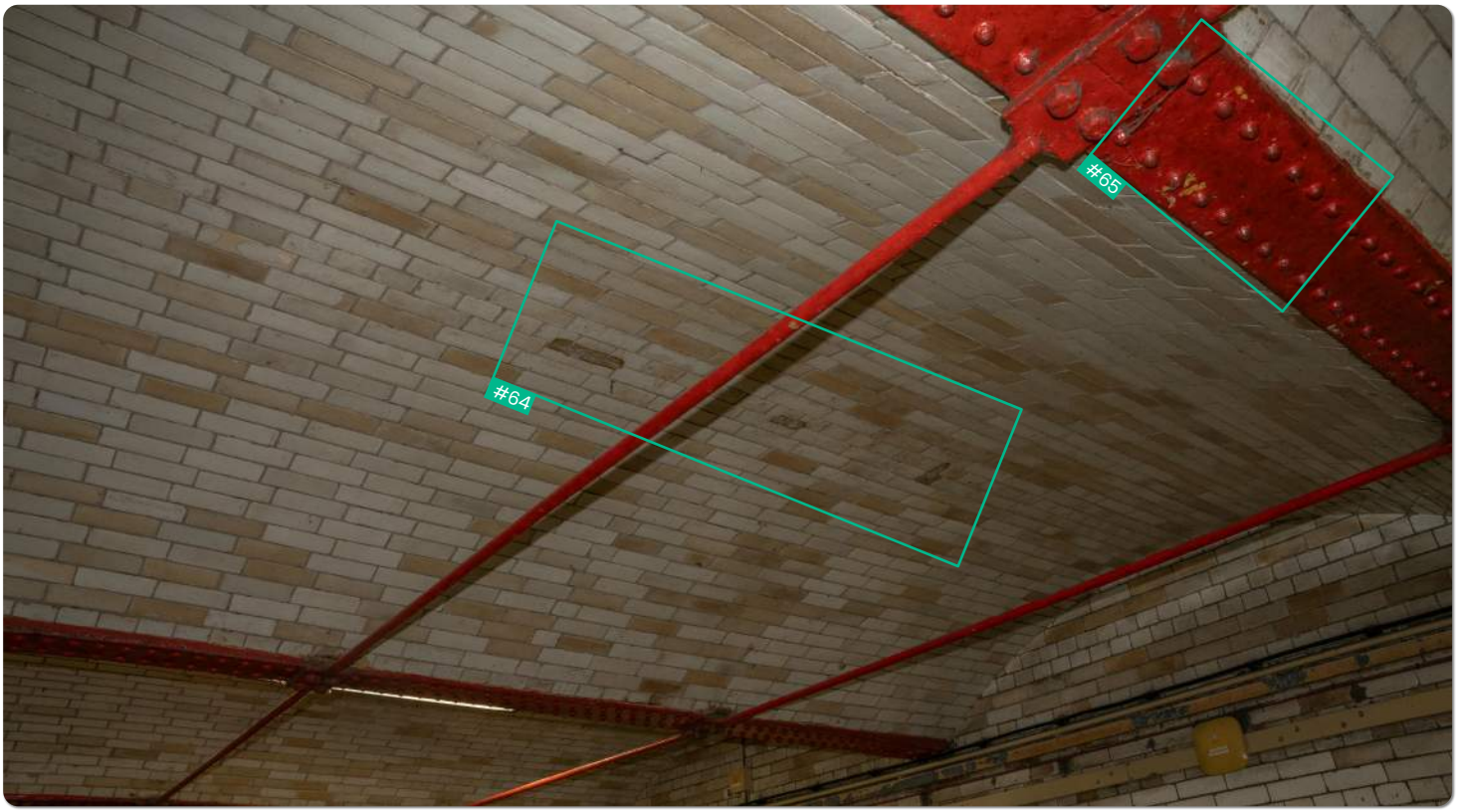



#62

The affected area displays a broad, irregular zone of darkened surface staining, with discolouration extending across multiple brick faces rather than confined to mortar joints. The staining follows a gentle linear path along the curvature of the arch,


#63

The affected area displays localised surface deterioration centred around the perimeter of a recessed access cover. The finish surrounding the frame exhibits noticeable abrasion, thinning of surface coating, and erosion of fine aggregate, producing a slightly roughened texture compared to the adjacent original finish. A short hairline linear fissure extends radially from the corner of the access frame, progressing outward into the slab surface.




#64

A section of the vaulted ceiling tiles shows noticeable discolouration and darkened staining, concentrated along mortar joints and individual tiles. The affected area spans multiple tiles and appears darker than surrounding surfaces,

#65

Corrosion is visible at the junction between the red-painted steel beam and supporting tie-rod connection, where protective paint has deteriorated and surface rust is exposed. The corrosion appears concentrated around bolt heads and along the seam where steel members meet,


#66

A large rectangular floor cover sits within a broader area of cracking, where several cracks radiate outward from the hatch in multiple directions. The cracks vary in length and follow a linear pattern consistent with movement between service cover edges and adjacent concrete slab.

#67

A small metal access cover is set within a locally patched concrete area that is visibly rougher and lighter in colour than surrounding flooring. The reinstatement material shows poor bonding, with crumbling edges and joint separation, particularly around the perimeter where the concrete appears to have eroded back from the cover edge.


#68

Localised impact damage observed to the lower plastered wall plinth directly beneath window recess. The surface exhibits a concave depression with surrounding abrasion marks and dark smudging consistent with repeated physical contact, likely from trolleys, equipment, or pedestrian interaction. The paint finish is worn through to the substrate,

#69

Widespread discolouration and patchwork tile replacement evident across the sloped wall section below windows. Original glazed tiles exhibit varying degrees of surface staining, dirt accumulation, and fading, resulting in a visually inconsistent façade. Several tiles appear to have been replaced previously using mismatched tones and finishes, leading to a non-uniform appearance. Evidence of moisture staining suggests prolonged damp exposure or historic leaks from the window assembly above.

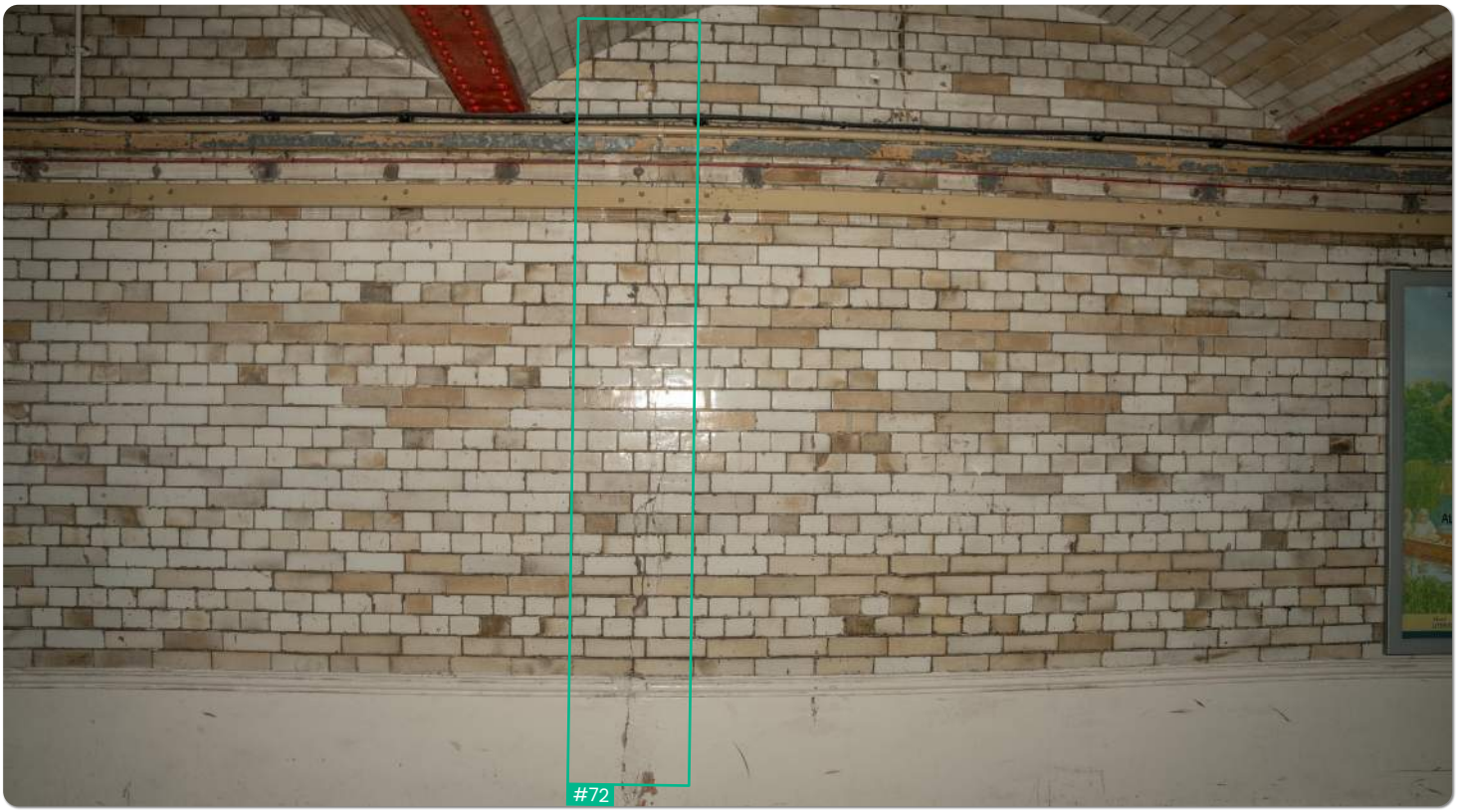

#70

The containment appears to be an older installation, with several redundant fixings, anchor points, and bracket remnants visible along the length of the trunking. Paint coating across the trunking surface is worn, patchy, and flaking, exposing underlying metal in multiple locations. Surface corrosion is visible at several fixing points, with brown/orange oxidised deposits forming along metal edges and around old bolt penetrations.

#71

A distinct vertical line of darkened brickwork and mortar joints running from the arch crown downward to the wall support level.

#72, | Chainage 80m




#72

A distinct vertical crack is present on the wall surface, extending continuously across multiple brick tile courses from the ceiling junction down towards the skirting level. The crack follows a relatively straight path. The crack runs through mortar joints and tile faces.


#73

Localised patch of exposed steel showing significant paint breakdown with visible oxidisation at the connection between horizontal beam and adjacent steel strut. Rust formation concentrated around rivet heads and weld junctions.

#74

The red protective coating on the steel beam has visibly deteriorated along the lower edge and flange junction. The breakdown appears as patchy paint loss exposing an underlying dull metallic surface, with some evidence of surface corrosion beginning to form where the coating has weakened. The affected area is irregular in shape.


#75

Large concentrated area of dark staining to mid-height brickwork beneath cable runs. Staining is dense, uniform, and highly localised, resembling. Adjacent material shows lighter discolouration fading outward from primary patch. No evidence of tile cracking or spalling; issue is surface contamination.

#76

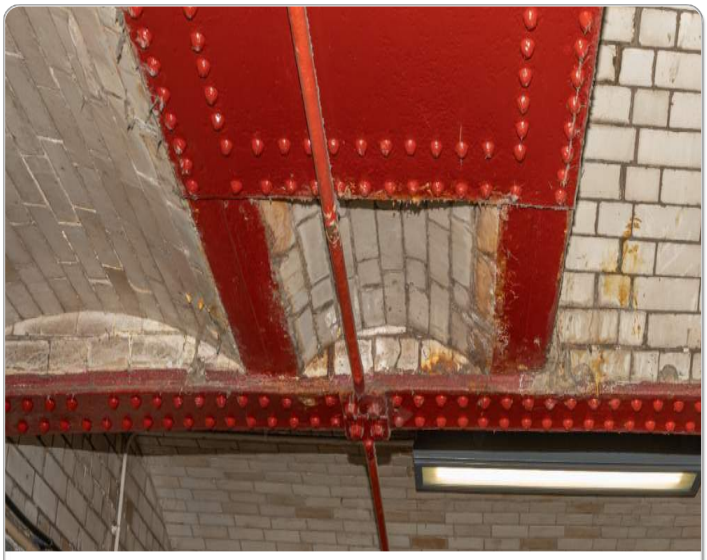
Steel beam soffit shows active rusting, flaking paint, and streaked residue descending onto adjacent brickwork. Brick tiles beneath beam appear dampened and stained brown/orange, implying direct moisture interaction between metal and masonry. Edges of beam appear pitted due to corrosion.


#77

Concentrated water staining present at centre of brick arch, aligned with crown. Discolouration suggests long-term seepage originating above or through joint between structural elements. No cracking observed; however, repeated damp cycles may weaken mortar or encourage mould growth. Source of ingress should be assessed and sealed

#78

Rust streaking concentrated at joint where secondary beam meets primary rib structure. Rust residue is washed down onto surrounding tiles, forming defined vertical trails. Metal surface exhibits uneven paint adhesion and some exposure of bare steel.

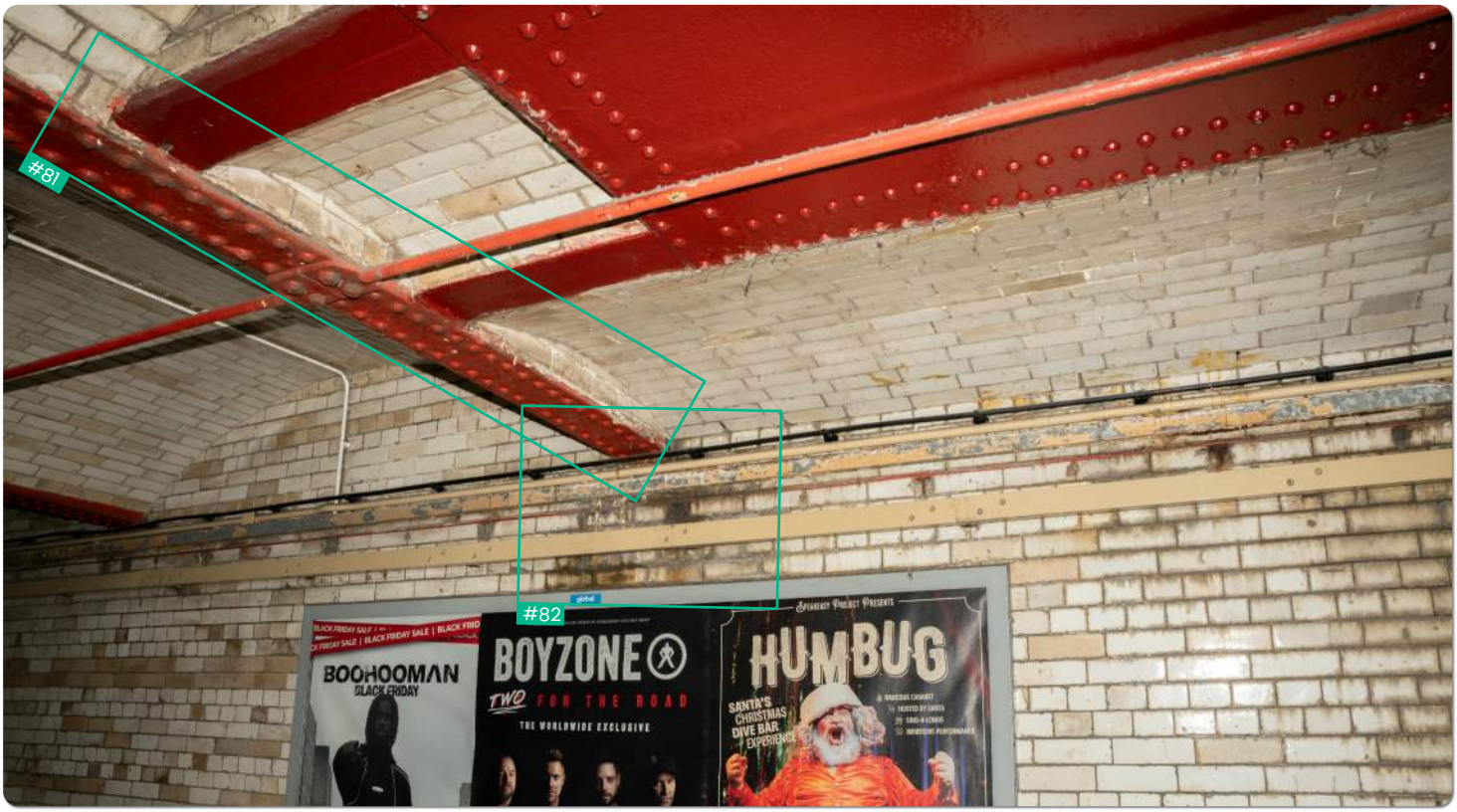



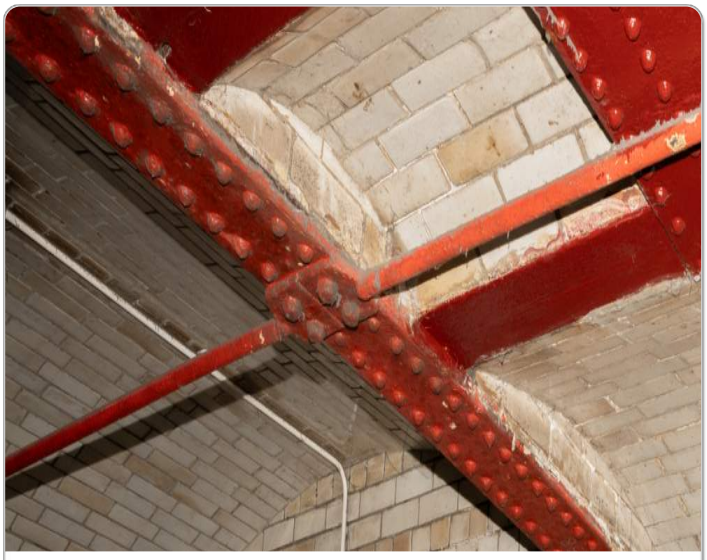
#79

The underside of beam shows distinct loss of protective coating and surface corrosion, particularly along lower flange edges. Adjacent bricks show discolouration corresponding to runoff pattern. Rust appears active and could progress beneath existing paint film. No deformation identified, but protective maintenance required to prevent further degradation.

#80

Yellow staining concentrated on wall tiles beneath structural member, distributed across several courses horizontally. Tiles remain intact structurally; issue is cosmetic but indicative of upstream corrosion.



#81

At the connection between cross beam and curved arch tile line, paint coating has detached exposing raw steel with visible oxidation. Rust flakes evident at rivets.

#82

Long horizontal staining beneath service cables and support brackets. Lower brick courses show mottled dark streaks with areas of heavy carbonisation. Possible mixture of rust runoff and historic pollution deposits. Metal fixings may be contributing corrosion products. Staining spans large area and heavily degrades aesthetic condition.


#83

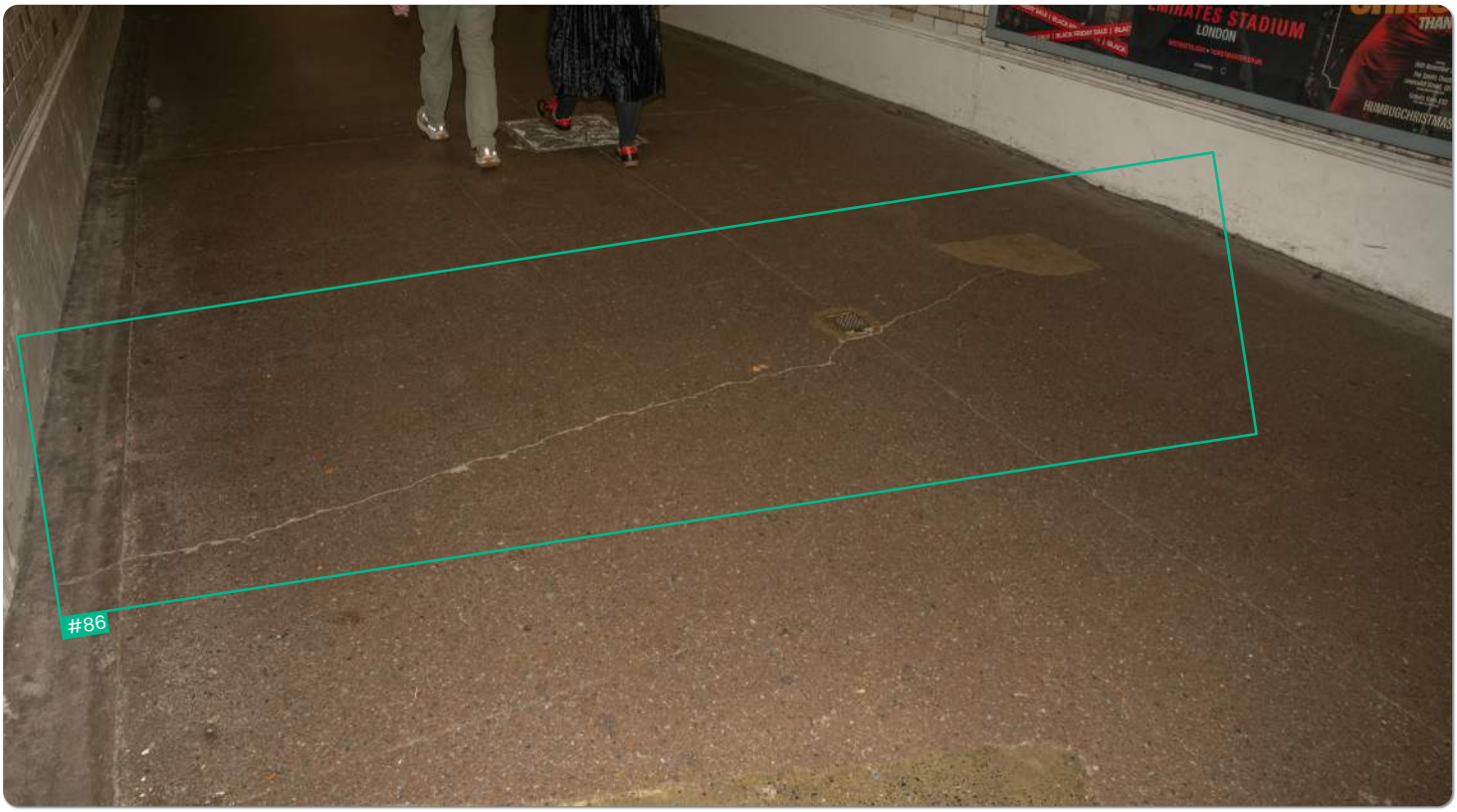
Tiles along arch transition show pronounced damp marks, mortar darkening, and discoloured patches indicating water infiltration along curved tile line. No tile displacement observed.

#84

The defect consists of several visible cracks running across individual surface tiles located along the curved section of the vaulted wall/ soffit beneath a steel beam connection. The cracks appear to propagate along the tile face rather than solely following mortar joints,

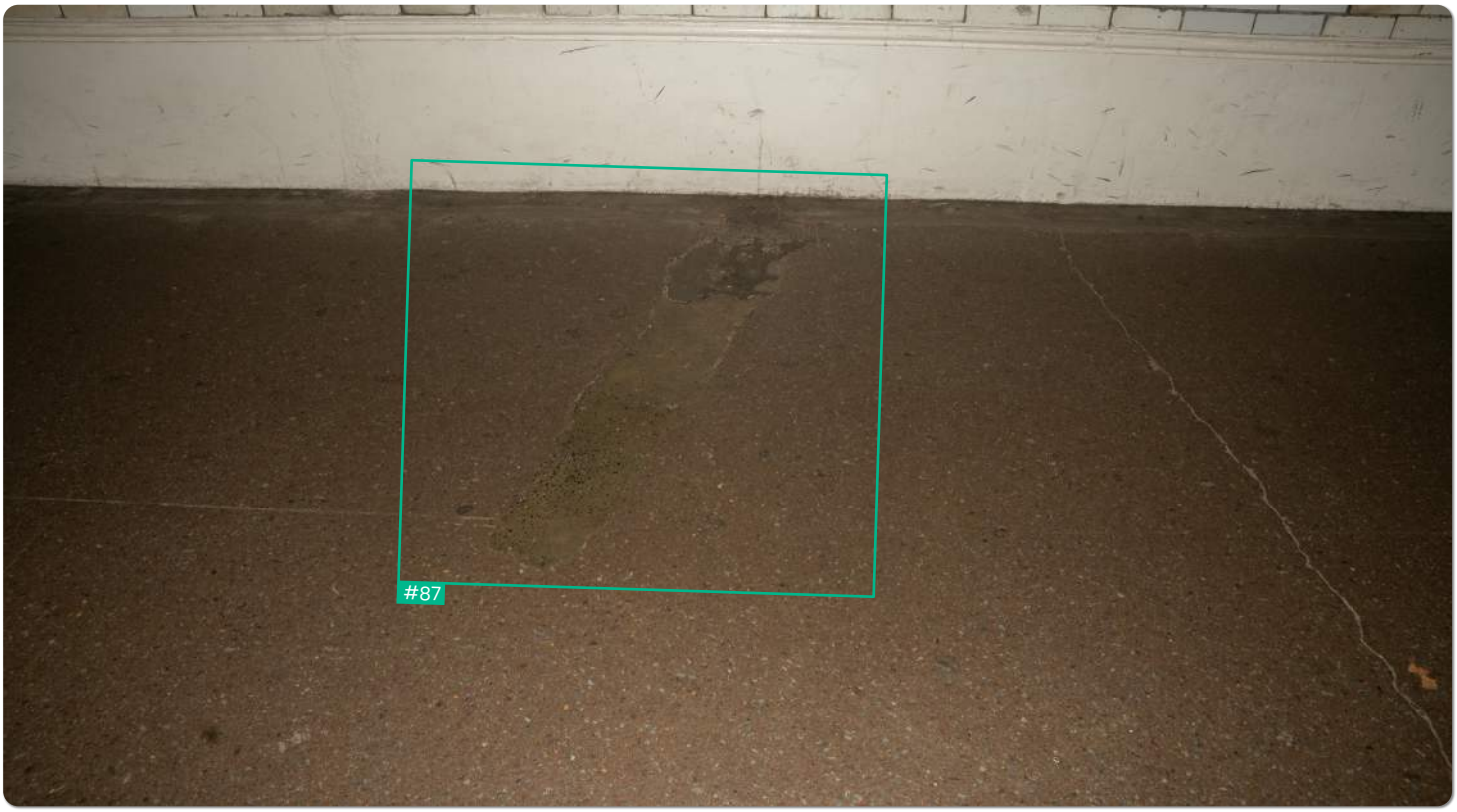

#85

A single brick unit located at the intersection between the lower arch line and vertical wall face exhibits a distinct fracture through the brick body, rather than along a mortar joint. The crack appears to bisect the brick diagonally. Surrounding mortar joints show signs of deterioration, with loosened, granular mortar and visible recession around the cracked brick,



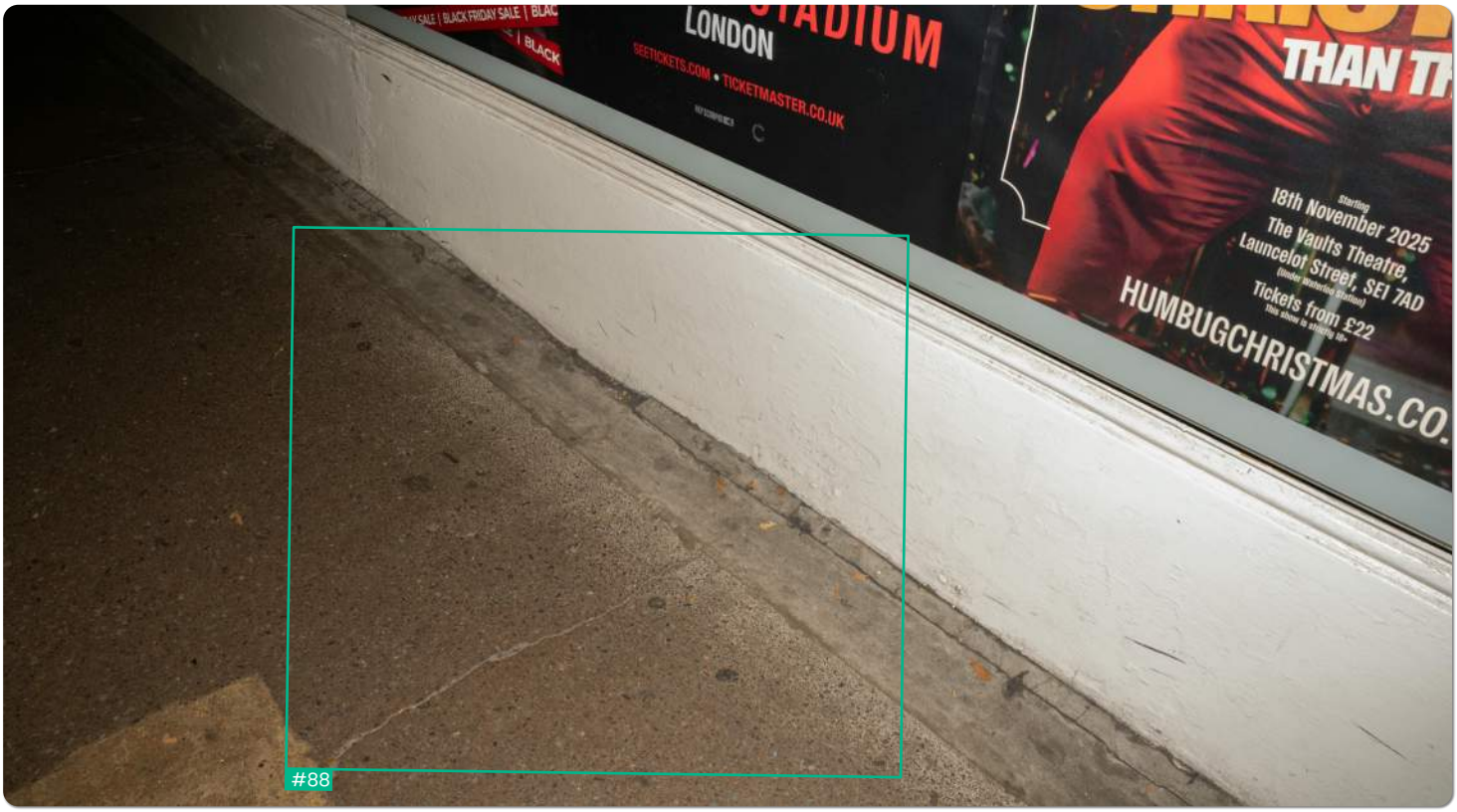

#86

A significant longitudinal crack runs diagonally across the main pedestrian walkway. The crack spans across floor and intersecting near existing access covers. The crack width appears generally fine to moderate (hairline to approx. 2–3mm in places), with certain sections showing slight material separation and edge erosion,



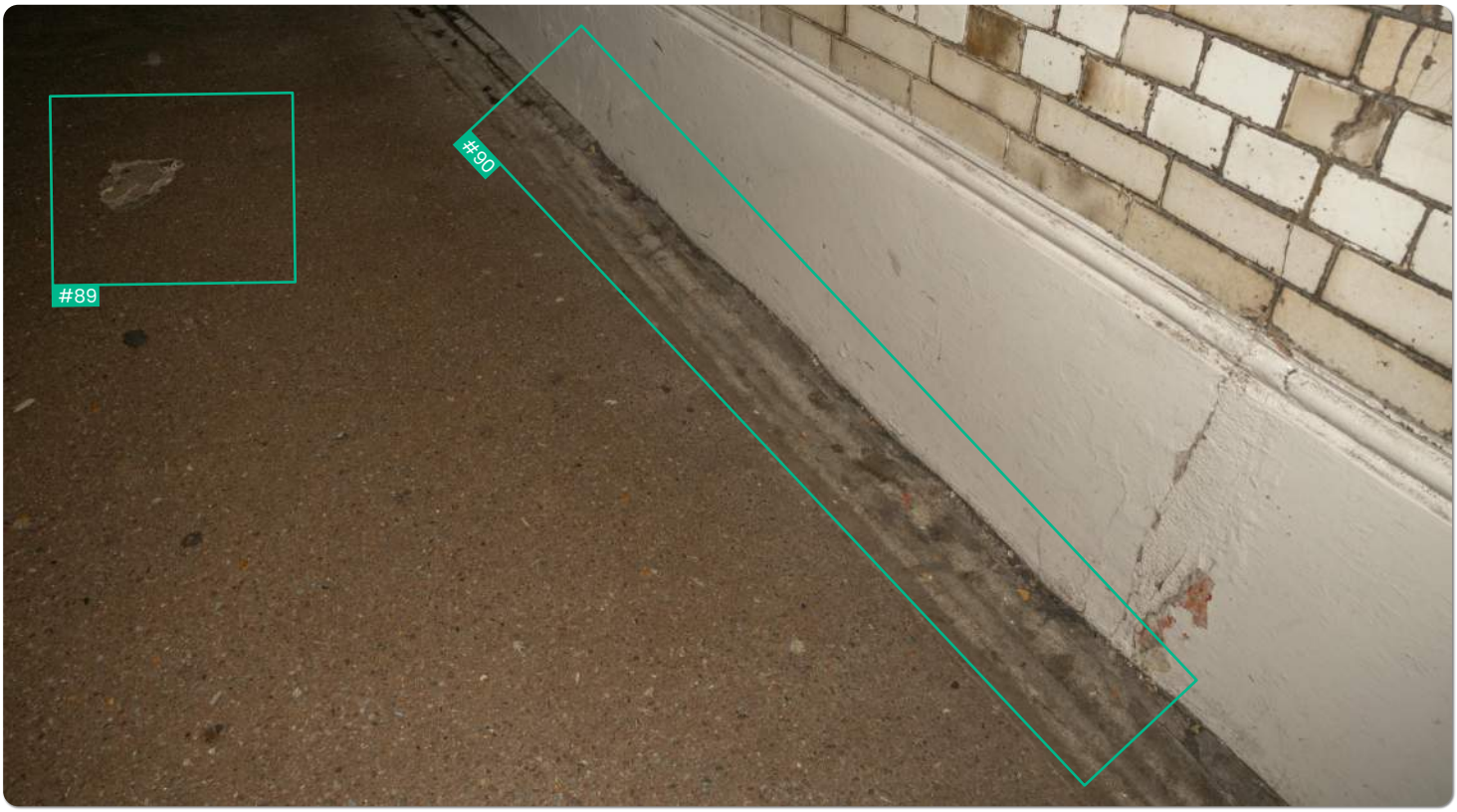

#87

A previously applied surface patch is evident within the concrete floor, positioned centrally along the pedestrian route. The repair area is elongated and irregular in profile. The patched section displays a materially distinct composition and colouration compared with the surrounding parent concrete, indicating a non-matching repair mortar or resin-based filler.




#88

A longitudinal crack is present along the floor surface running parallel to the wall line. The crack follows the construction joint zone where the concrete slab meets the skirting. The crack , extends, with varying width along its length, though predominantly hairline to fine (<2mm). No significant vertical displacement is visible; however, subtle surface erosion along the crack edges is visible.




#89

A small, isolated area of surface spalling is present within the walkway floor. The defect is circular and shallow but exposes rougher aggregate beneath the original finish. Edges are sharp with no feathering, consistent with sudden detachment rather than slow erosion.

#90

Along the base of the wall is a continuous joint or historic infill strip where the floor meets the wall, likely formed from a different cementitious material. The finish is rough and uneven, with visible discoloration, worn edges, and exposed aggregate.


#91

Brown/orange rust staining is present below steel beam flanges positioned overhead, tracking downward across the glazed brick tiles. Tiles themselves remain intact, with no cracking observed.


#92

The steel beam end (painted red) located at high level shows visible damage and deterioration to its protective coating. The red paint finish has broken away, exposing underlying steel surfaces and rivet heads, particularly around the lower edge and corner of the beam termination. The exposed metal surface appears discoloured and blemished.

#93


#94

Tiles along the mid-height wall course show visible degradation of mortar joints, where joint material has eroded, leaving recessed profiles. Several tiles display chipped glaze and surface wear, particularly near cable fixings. Staining and discoloration indicate prolonged dirt accumulation and moisture pathways. No dislodged tiles are observed;

#95

At the interface between the structural beam and glazed brick arch, rust staining is evident along the beam edge and adjacent tile courses. The corrosion appears to originate from steel sections above, with staining streaking downward and seeping into mortar joints. Some mortar cracking is present where tiles meet the steel support network,.


#96

A protruding impact mark is visible on the painted skirting panel. Material has been indented inward, creating a concave cavity with rough exposed plaster material. The finish coating has fractured, exposing porous substrate that could further degrade.

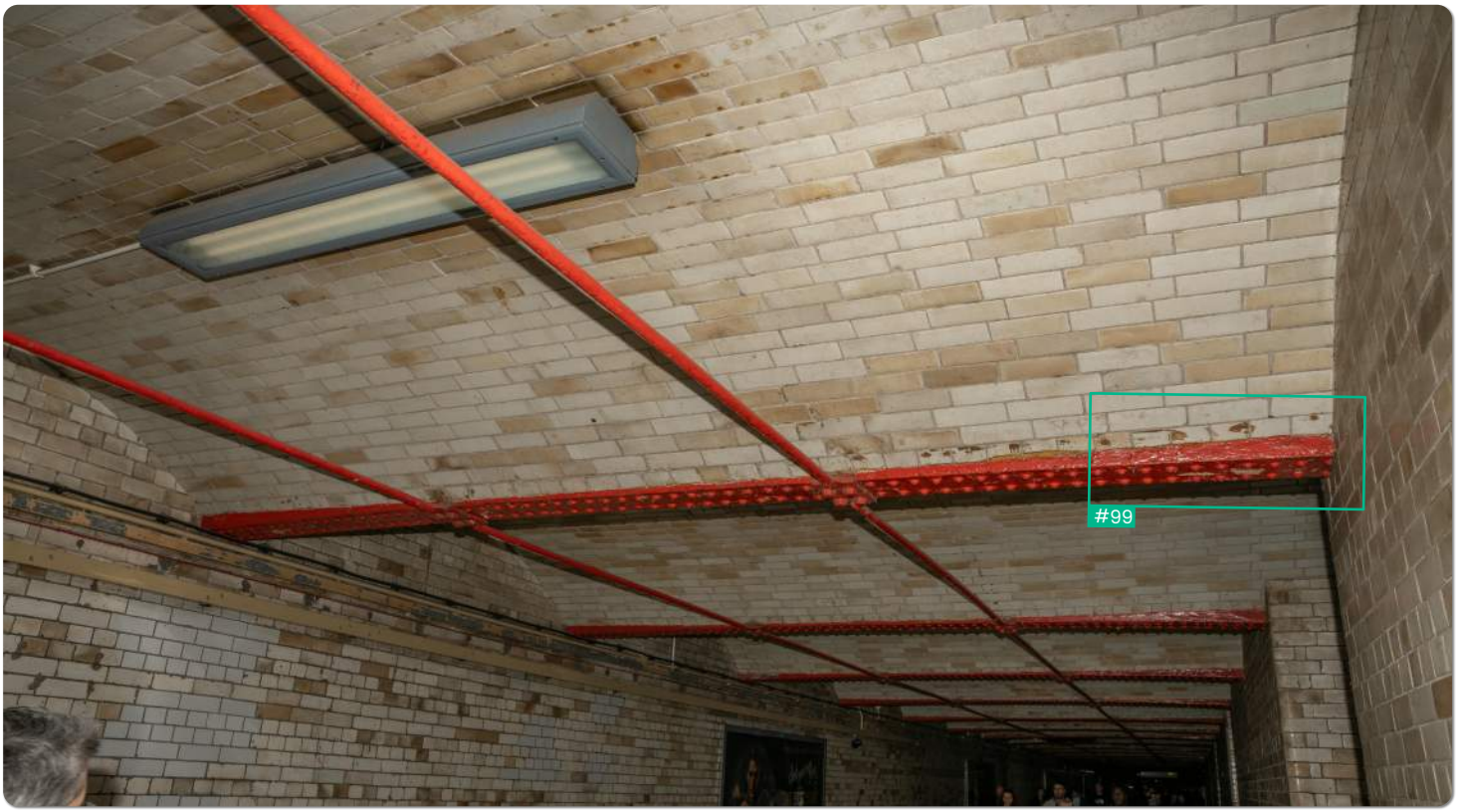
#97

A large rectangular area of tilework displays heavy blackened staining consistent with soot, residue, or historic water runoff. The area appears darker centrally, with fading toward the edges, indicating prolonged environmental exposure rather than a singular event. Tiles show patchy glaze loss and minor mortar joint erosion.

There is no apparent cracking, but there is clear visibel surface degradation

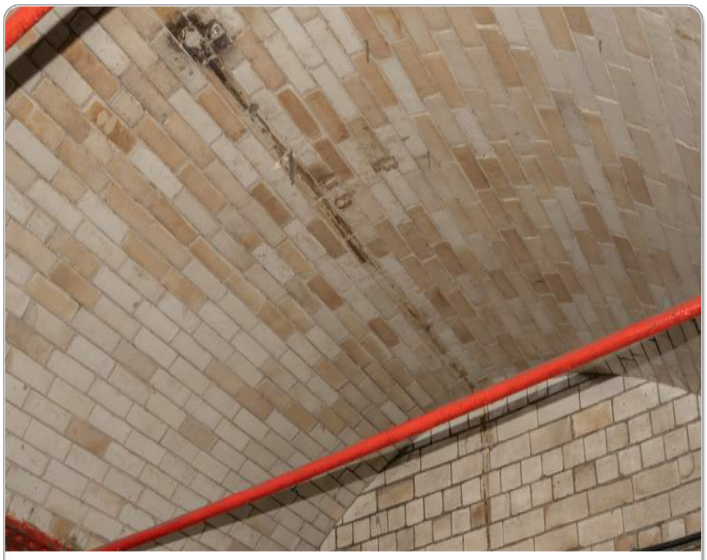

#98

The asphalt floor finish is heavily deteriorated, with large patches of material missing, exposing rough sub-layers beneath. Multiple overlapping repair attempts are visible. A pronounced crack runs through the deteriorated zone, widening where it intersects weaker degraded material.




#99

The overhead structural beam shows extensive coating breakdown, with large areas of red protective paint peeling and flaking away, exposing underlying steel. Corrosion spots are visible where the coating has failed, with rust deposits forming at rivets and edges. Staining is also visible on adjacent wall tiles.

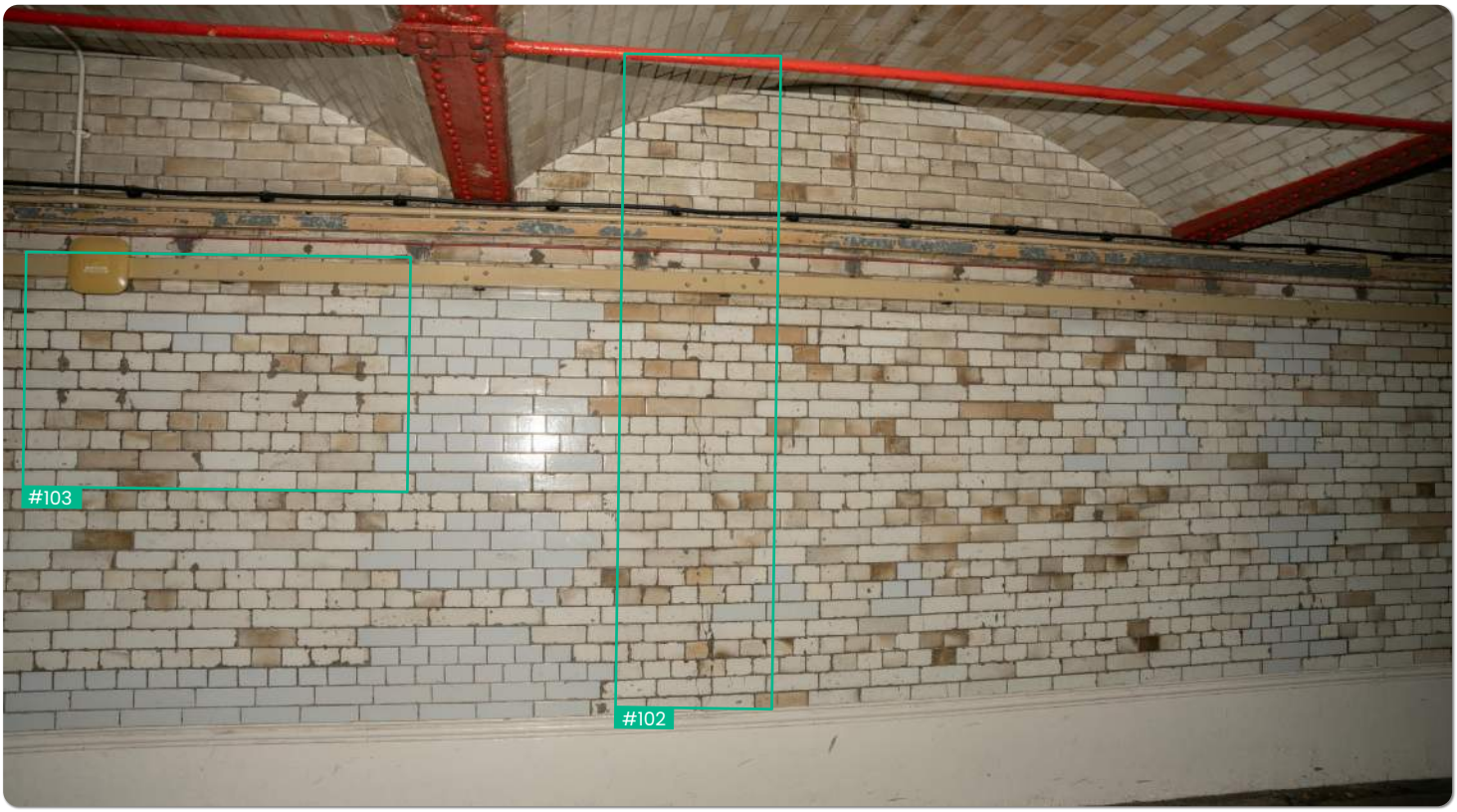



#100

The ceiling tiles within the vaulted section display extensive darkened streaks and mottled discolouration across multiple courses, concentrated along grout joints and spreading irregularly across the tile faces. The staining pattern follows a directional path across the soffit.  The glaze layer on several tiles appears dulled and uneven, with sections showing matte areas where surface finish has worn away. No visible fragmentation or tile displacement observed

#101

The red-painted steel beam running transversely across the ceiling shows widespread deterioration of its protective coating. The paint layer is flaking in thin sheets, exposing underlying metal along the edges of the flanges and around rivet heads. Multiple areas exhibit raised blistering of paint,.




#102

A continuous vertical crack is present running from the lower skirting line through multiple tile courses extending upward toward the arch. The crack traverses tile faces rather than following grout lines. The crack width varies slightly along its length, with minor chipping to tile edges adjacent to the fracture line. Tiles at the lower section show slight separation at joints and visible hairline fissures branching laterally.

#103

Tiles within this section display a mixture of surface degradation, including scarring, glaze erosion, and areas where patch material has been applied over previous fixings. Several tiles exhibit shallow recesses or worn indentations where fixtures may have been installed and later removed. Colouration is irregular, with multiple tones where tiles have been replaced or refinished. The overall finish appears aged and inconsistent, with worn grout and darkened residue trapped within recessed joints.


#104

Paint deterioration is concentrated where the steel beam meets the tiled arch. The coating is visibly thinned, with flaking particularly prominent around rivet heads and along the welded connection. The surrounding surface appears roughened with partial loss of protective paint, leaving uneven exposed areas.


#105

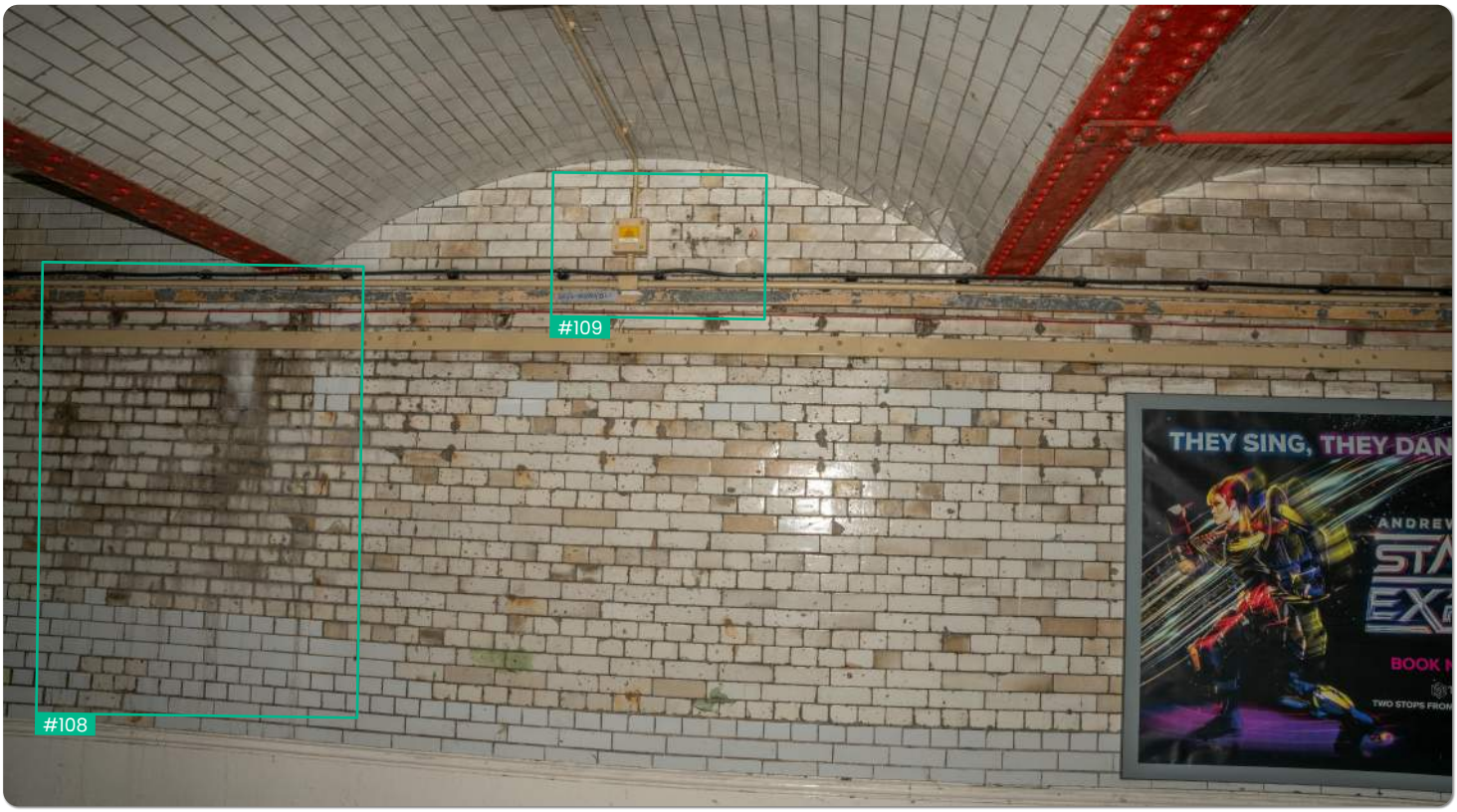
Tiles across this wall span show widespread degradation of original finishes. The glaze is worn in multiple areas, and several tiles exhibit a matte, porous appearance, indicating historic weathering. Tile colouration varies significantly, with replacement units clearly distinguishable in tone and dimensional variation. Existing grout lines appear uneven, with infill materials of differing composition and age visible between original and replacement tiles.

#106

The steel beam running laterally across the vaulted ceiling shows notable deterioration of its protective red coating, particularly concentrated along the lower flange and connection points where the beam intersects the tiled arch.


#107

The beam displays extensive longitudinal coating degradation with large sections of paint missing from the underside and edges. The remaining paint appears thin and brittle, with pronounced flaking around rivet patterns. The finish lacks uniform texture, with rough and uneven exposed surfaces contrasting with isolated patches of intact coating. Minor surface pitting is visible where exposure has persisted for extended periods.




#108

The wall section shows a large patch of dark staining concentrated vertically from the upper tile courses down toward the mid-wall level. The staining has a distinct downward “run-off” pattern with irregular streaking and darker concentrations at the upper points before tapering as it descends. The affected tiles appear darker than surrounding areas and show variations in tone consistent with prolonged exposure to moisture or repeated wetting. Some tiles also display surface dulling and residue accumulation compared to adjacent cleaner tiles.

#109

Tiles surrounding the mounted electrical enclosure display multiple surface abrasions, shallow impact marks, and remnants of previous adhesive or sealant deposits. Circular and linear indentations suggest historic drilling or mechanical attachment. Surface finish is uneven with small losses of glaze and chipped corners around drilled penetrations. Grout lines show uneven thickness where tiles appear to have been altered or repositioned.


#110

This wall segment contains a large area of tiles exhibiting inconsistent ageing patterns, including widespread dulling, patchy tone variation, and differential surface textures. Multiple tiles are noticeably newer, smoother, and cleaner, contrasting heavily with surrounding original units. Irregular spacing and mismatched grout indicate repeated repairs across the area. No distinct crack lines noted but overall surface condition appears degraded.



#111

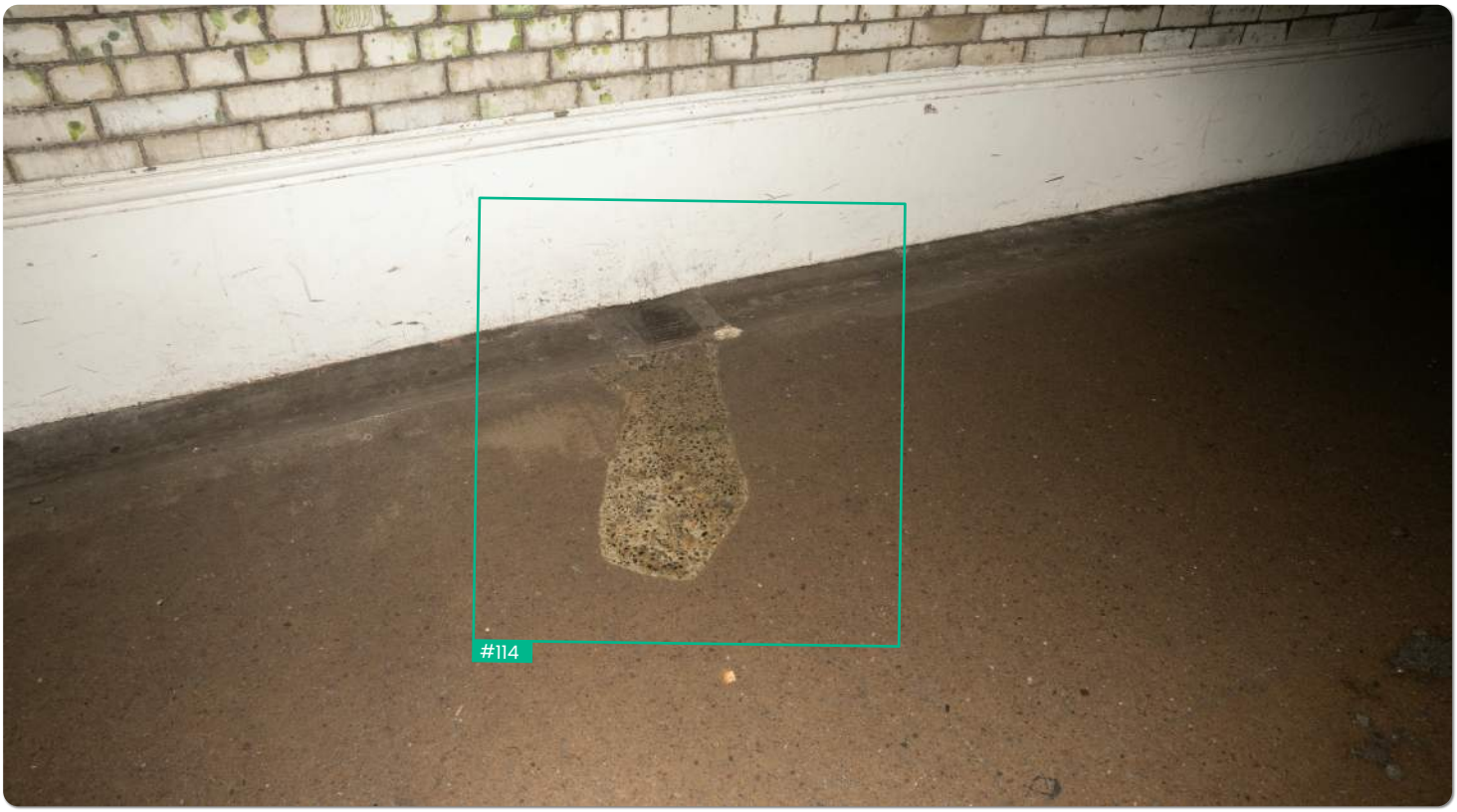
The wall section shows localised deterioration of the tile joints, particularly along the corner return and lower tile courses. Jointing material appears worn, eroded, or missing in several areas, leading to uneven gaps between tiles where mortar should typically provide a uniform seal. The exposed joints exhibit a rough and degraded surface profile, with visible recesses where mortar has broken away over time

#112

Tiles directly beneath the edge of the beam show missing segments along tile tops, exposing rough substrate material. The breakage runs intermittently along the corner where tiles meet the structural steel. Mortar has deteriorated in voids, leaving irregular joint gaps.The steel beam positioned directly above the tiled wall section shows visible deterioration along its lower flange and web surfaces. The red protective coating has worn away in multiple irregular patches, exposing bare metal beneath, particularly concentrated along the underside where the beam projects outward from the supporting wall line.


#113

A large worn section of floor surfacing shows broad delamination exposing coarse aggregate beneath. The remaining coating is uneven with feathered edges and multiple overlapping patch layers. Long cracks run diagonally across the exposed substrate, with smaller hairlines branching outward. Texture varies significantly, with smooth worn patches adjacent to rough aggregate areas.




#114

A large repaired area of floor surface is visibly worn away, leaving exposed coarse aggregate protruding above the surrounding substrate. The perimeter of the patch has irregular, frayed edges where the overlay material has thinned and peeled away.


#115

The steel beam running horizontally across the wall shows notable paint breakdown and exposure of underlying metal. The red protective coating has peeled back in irregular, uneven patches, particularly along the lower flange and bolt locations. The surrounding tiles beneath the beam show streaking and dark staining consistent with runoff from the metal surface over time.

#116

Localised deterioration of wall tiles is visible around individual tile faces rather than across a continuous region. Several tiles display surface chipping and loss of glaze, revealing a rough, porous substrate. The mortar joints around these tiles appear unevenly filled, and some joints have recessed noticeably, creating narrow shadowed gaps.


#117

The horizontal steel beam across the ceiling shows extensive surface coating deterioration along the lower face. The red paint exhibits patch loss exposing darker base metal underneath, particularly around bolt heads and weld seams. Residue and soiling are visible around rivet locations, and the coating appears blistered in places, indicating breakdown through ageing rather than mechanical abrasion. Adjacent tiles directly beneath the beam show dark vertical streaking that aligns with the degraded areas of steell.

#118

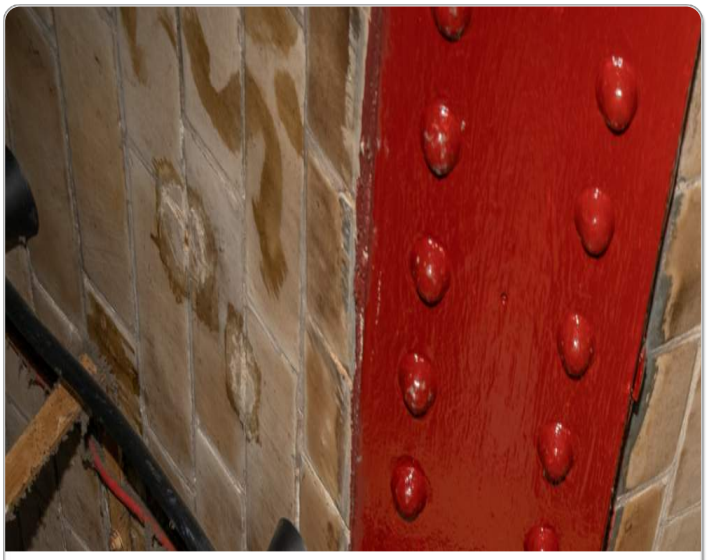
The underside of the horizontal structural beam displays pronounced loss of paint along the lower flange edge, exposing bare metal across a broad strip. The original red coating is unevenly retained in isolated patches, while the exposed areas appear dull, darkened, and textured. The adjacent tiles on the ceiling exhibit widespread staining in irregular patterns consistent with prolonged ageing and possible historic moisture above.


#120

The brick tiles exhibit widespread surface deterioration with uneven staining, faded glaze, and discolouration across multiple courses. The finish appears worn and porous, with darker streaks. Mortar joints are recessed and eroded in several areas, with localised loss of joint material rather than cracking. Tile edges show minor wear and chipping consistent with ageing. The deterioration is concentrated beneath overhead services, indicating staining and long-term environmental exposure affecting the original tiled finish.

#119

The wall tiles exhibit widespread surface staining and discolouration, concentrated along the lower section of the wall near the skirting line. The staining appears to be dark brown and irregular in pattern, suggesting long-term exposure to moisture or run-off from the wall above. Tile faces appear dull and uneven in colour, with multiple tiles showing patchy surface erosion where the glaze has deteriorated. There are visible dark streaks trailing down vertically towards the skirting area, indicating water has repeatedly travelled down the wall over time.

#121

Two distinct circular holes are visible drilled into the soffit tiles directly adjacent to the steel beam. These appear to be historic fixings that have since been removed, leaving exposed penetrations in the tile surface. The surrounding glaze is worn and discoloured, with slight chipping around the edges of each hole,.

#122

The tiles within the highlighted area show localised physical damage and general surface wear. Several mid-level tiles have chipped or spalled leading edges, where small sections of the tile arris have broken away, exposing a rougher, lighter substrate compared with the surrounding intact glaze.

Mortar joints around the damaged tiles appear slightly recessed and darkened, with narrow gaps visible in places, indicating gradual erosion of the joint material.


#123

The wall tiles are heavily stained and discoloured in a concentrated patch surrounding the steel support above. Tile surfaces show irregular vertical streaking in shades of brown and dark grey. Multiple tiles exhibit worn or eroded glaze, creating a matt appearance compared with adjacent tiles. Mortar joints are darker and uneven, with evidence of cracking and missing filler material in select joints.


#124

The steel bracing member at ceiling level shows extensive coating loss along rivet and bolt points as well as on lower beam flanges. Adjacent tiles display staining consistent with run-off from the beam. Additionally, the beam appears to have accumulated surface debris or dirt along recesses and rivet heads, demonstrating a lack of recent maintenance.

#125

The ceiling tiles in the highlighted area display widespread surface degradation and historic mechanical damage. The glazing appears visibly worn and patchy, with a dull, matte finish compared to adjacent areas. Several tiles exhibit localised edge loss and shallow spalling, particularly around former fixing points where tiles have been drilled or penetrated and subsequently patched; these areas show irregular–shaped repairs and discoloured mortar infill that contrasts with the original finish.


#126

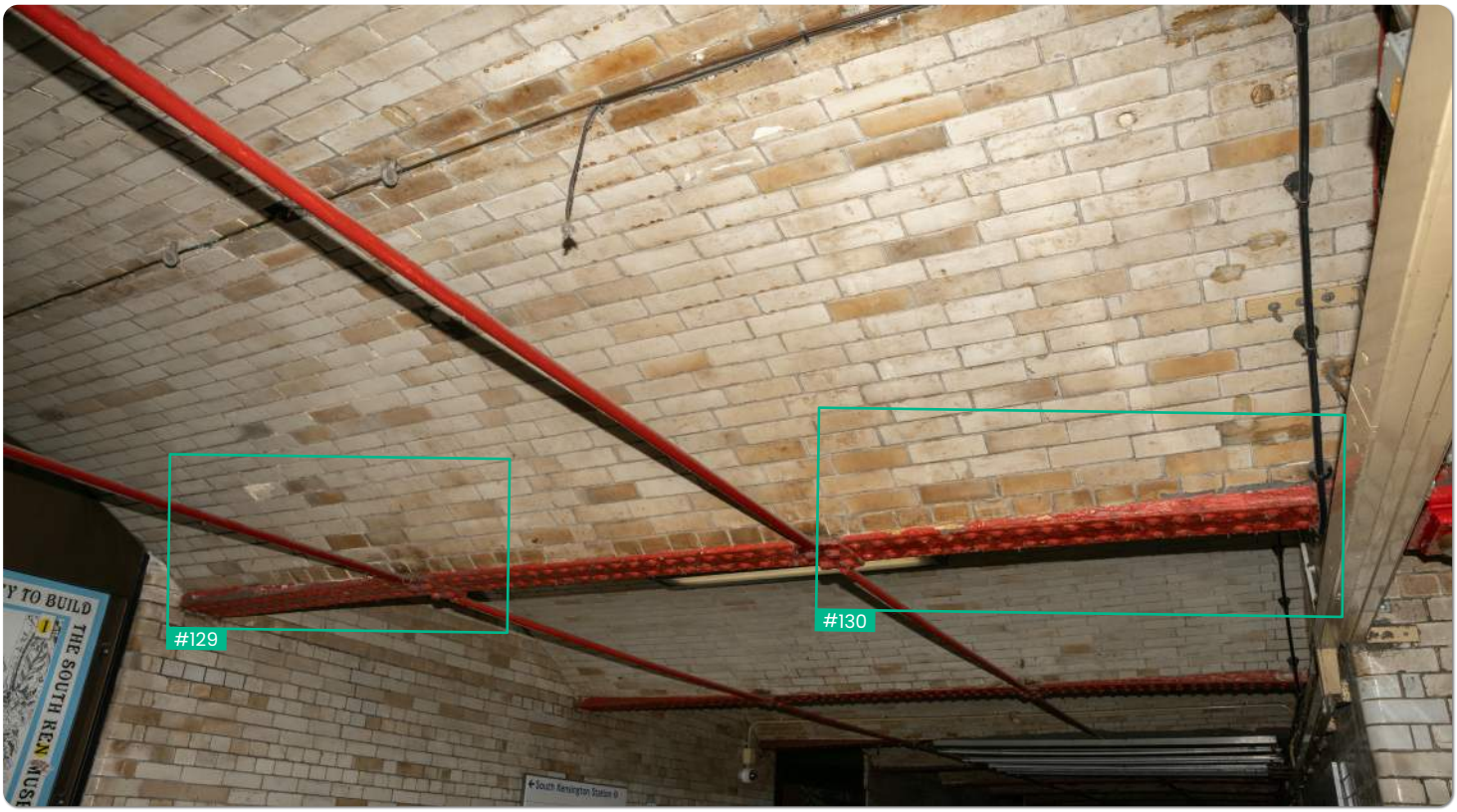
The skirting section at the base of the tiled wall exhibits widespread surface deterioration including paint loss, chipping, and abrasion. Large sections of the painted coating are missing, exposing the underlying substrate in irregular patches. The exposed material appears rough, discoloured, and stained, with darker marks indicating prolonged surface contact or water exposure. The deterioration extends along a long length of skirting rather than being confined to a single impact location.

#127

Tiles forming the external curved corner section show noticeable surface staining and varying degrees of discolouration. Several individual tiles have worn surfaces where the glaze has deteriorated, producing a matt, rough appearance compared with adjacent tiles. Mortar joints display darkened staining in irregular patches, with isolated areas showing partial loss of material. The defect pattern wraps across the corner profile,.


#128

The floor surface exhibits deterioration where the surface layer has fractured and broken away, exposing underlying aggregate. The patch is irregular, with fractured edges that transition abruptly from remaining floor coating to base material. The exposed section appears coarse and rough with visible aggregate stones.




#129

The steel beam near the ceiling shows degradation of the protective red coating along both the beam face and flange edges. Paint has peeled away unevenly, leaving exposed metal which appears darker and weathered. A section of the ceiling tiling shows a clear instance of tile breakage, where an individual tile has fractured along its edge, resulting in a small portion of the tile being lost.

#130

The horizontal structural beam at ceiling level displays evident surface deterioration to the paint coating particularly along the lower edge and rivet positions. The red coating is patchy, faded, and missing in several areas, revealing underlying material.


#131

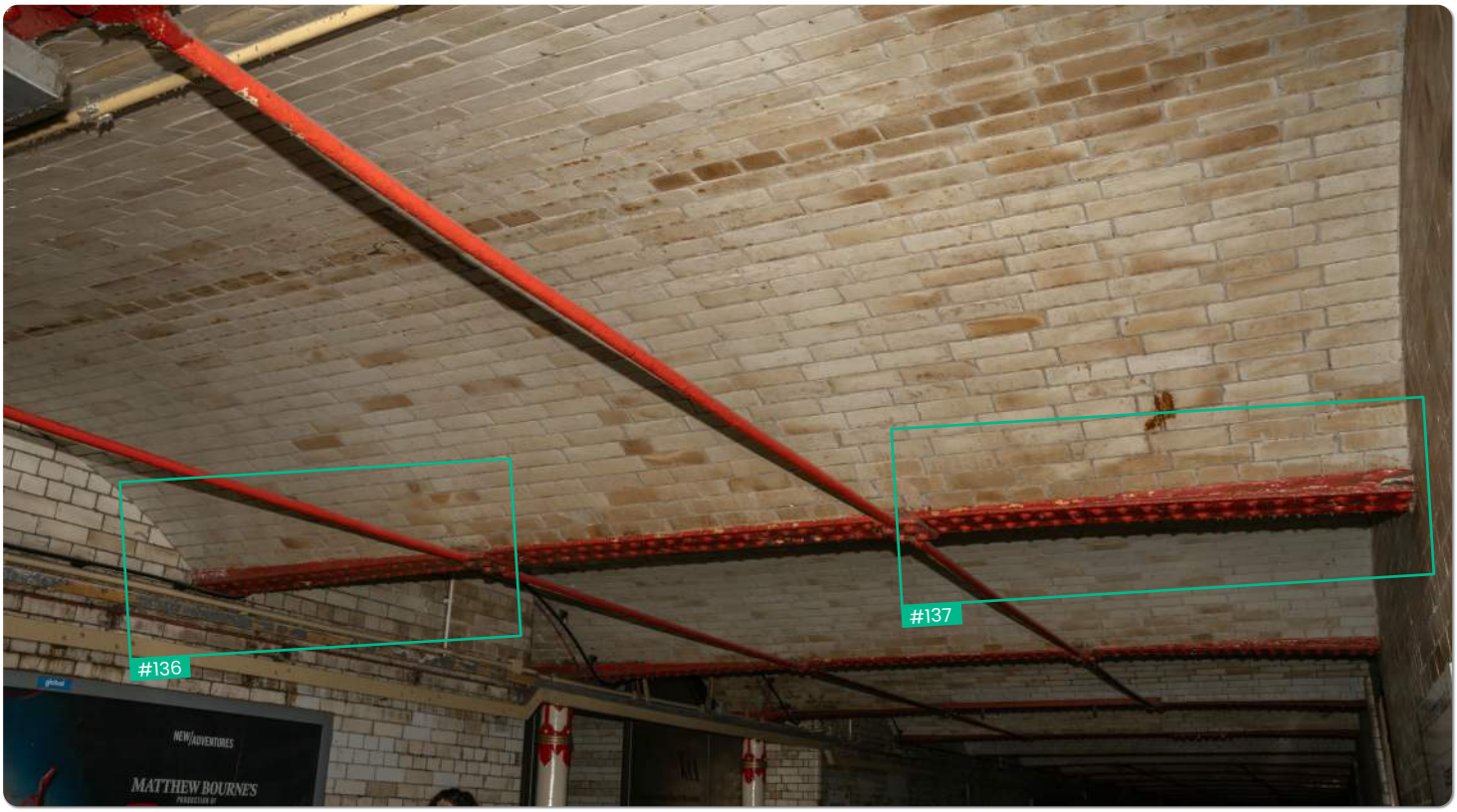
The steel beam exhibits pronounced coating breakdown concentrated near the end of the beam where it meets the wall. Paint loss reveals uneven texture. Several rivets show accumulation of staining around their edges.

#132

The steel beam across the upper section of the wall shows continuous deterioration along the lower edge, with multiple areas of exposed metal where the red paint has peeled. Rivet heads are heavily stained and appear aged with uneven texture. The ceiling tiles directly above the beam also show patchy staining and discolouration, forming irregular narrow streaks that align with fixings and beam geometry.


#135

Localised discoloration and sooting to the cream ceiling tiles immediately above and alongside the red primary beam. The beam flange itself shows breakdown of the red protective coating along its lower edge, with small areas of exposed metal and dark rust staining concentrated around rivet heads and the junction with the secondary cross-tie. Accumulated dust and debris are visible along the underside of the beam and at the tile–beam interface.




#136

Wall tile band directly beneath the red beam is extensively marked with dark vertical streaking and rust-coloured staining originating from the corroded grey fixing strip and historic service penetrations. The grey strip has significant coating loss and flaking, leaving patchy exposed substrate. Several tiles show chipped corners, local surface spalls and eroded mortar joints, particularly immediately below the service brackets, giving the finish a rough and uneven appearance.

#137

At the beam end bearing into the wall, the red paint system is heavily degraded along the underside and edge, with pronounced flaking, blistering and local loss of coating exposing darker metal beneath. Rust staining follows the rivet line and the interface with the adjacent wall tiles, with a ragged paint edge and build-up of dust and deposits on the underside of the flange.


#138

The floor finish contains a long, narrow linear patch of darker repair material, following a previous crack line. The repair edges are irregular and feathered, with small voids, nibbling and evidence of local debonding at the interface with the surrounding screed. The original floor coating around the patch is worn and abraded, revealing different coloured substrate and fine shrinkage cracking radiating outwards from the repaired strip.

#139 | Chainage 120m


#139

The floor finish along this section shows widespread surface breakdown, with large areas of the original coating worn away, exposing underlying substrate of differing colours and textures. The exposed patches appear irregular in shape, with feathered, rough edges indicating progressive abrasion rather than a clean mechanical cutback. Multiple intersecting cracks run through the exposed zones, including a dominant longitudinal crack running parallel to the wall and several branching cracks radiating outward across the walkway.

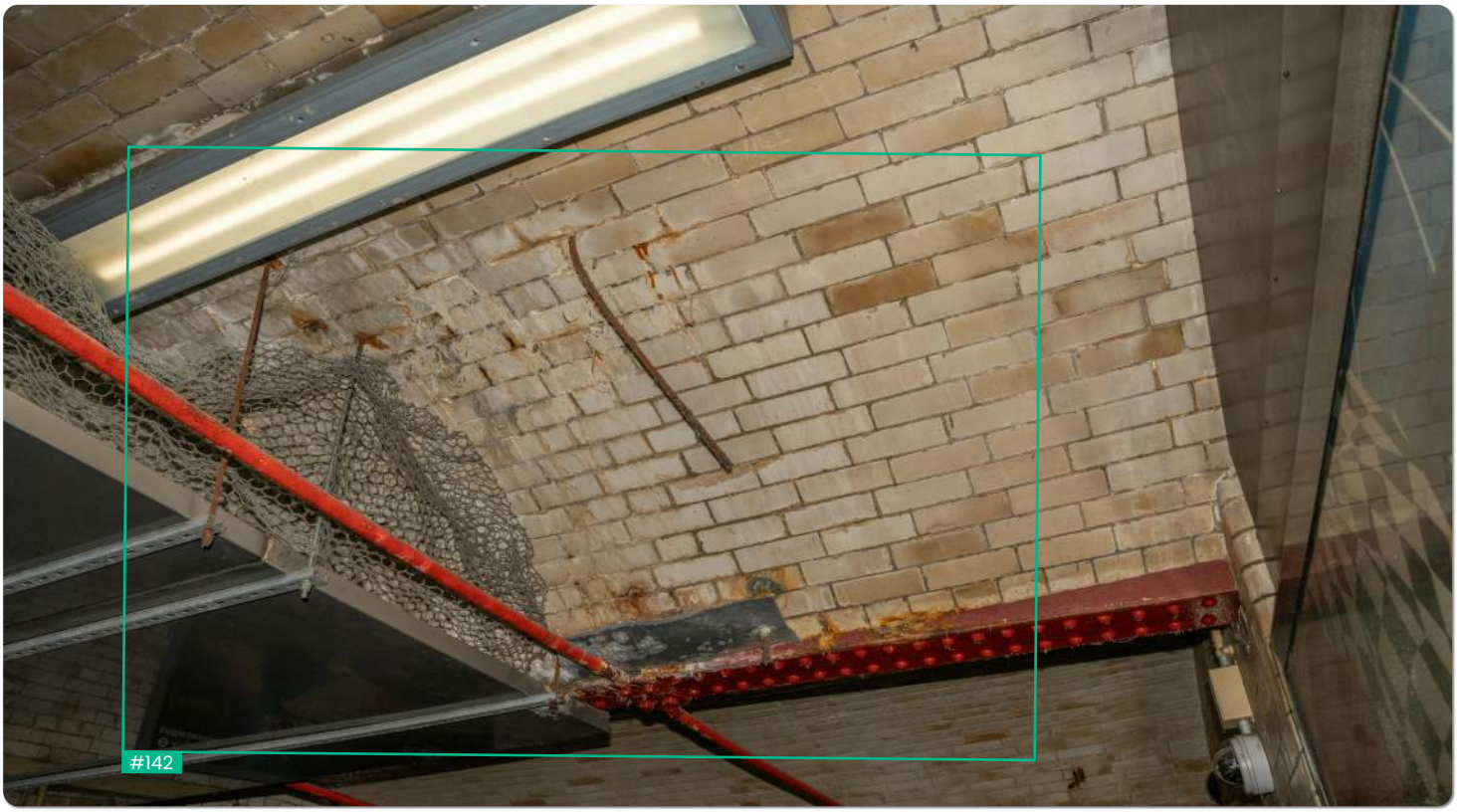

#140

At the junction between the red primary beam, the diagonal brace and the grey secondary tray below, there is heavy build-up of dirt and hardened deposits forming small stalactite-like runs from the underside of the connection. The beam web and flange coating is locally broken and uneven, with rust-coloured staining concentrated around bolt heads and the tie connection. The underside tray is rough and heavily stained, with accumulated debris at its exposed edge.


#141

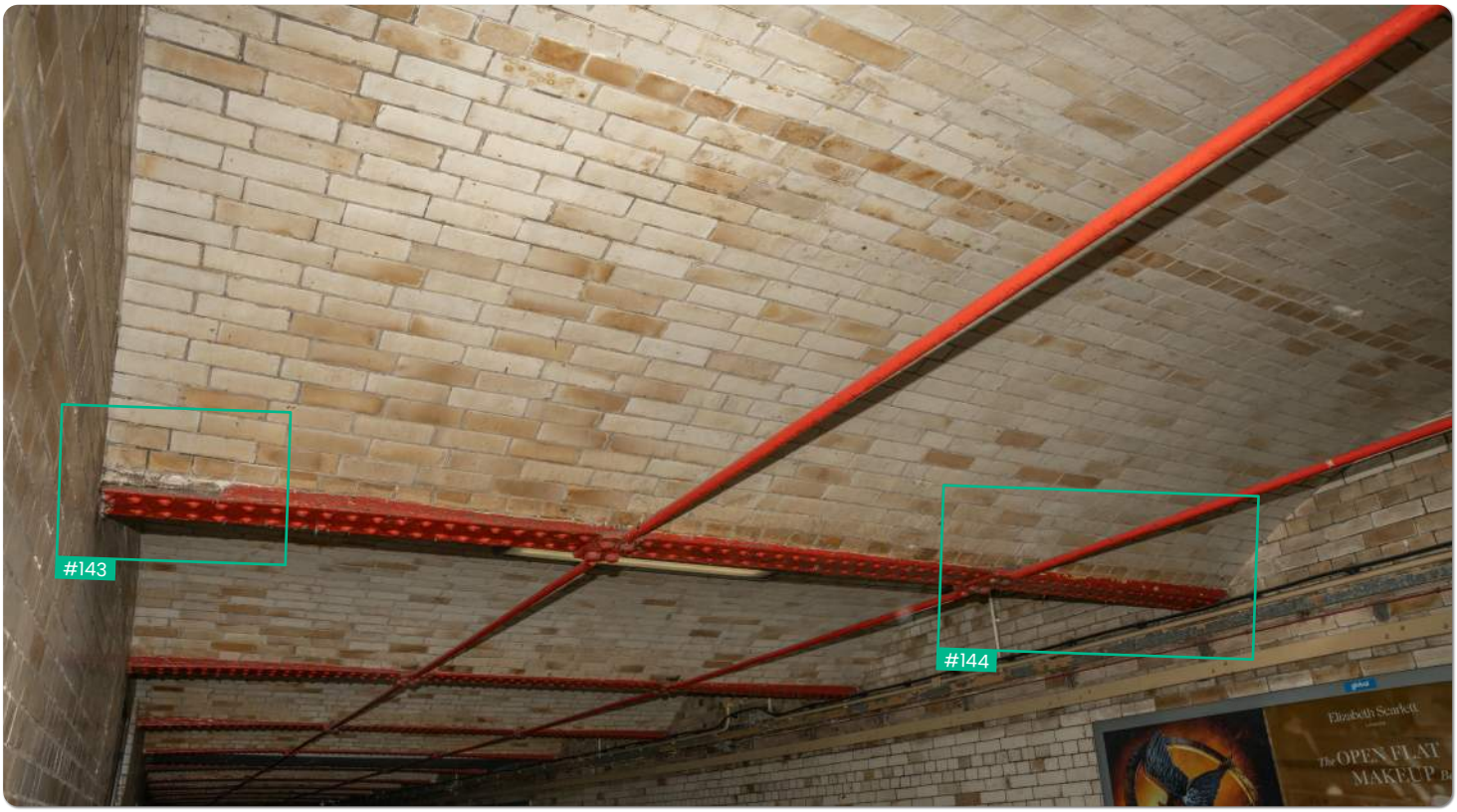
The wall panel exhibits a large central area of mismatched tiles where newer, cleaner white tiles contrast with older, more yellowed units. Numerous small dark marks and historic fixing scars are visible on the tile faces in a regular grid. Grout lines are discoloured and uneven, with isolated joints appearing wider and more eroded. There is general background soiling and streaking, particularly towards the lower half of the panel.

#142 | Chainage 120m




#142

The ceiling in this area shows pronounced distress where the suspended fixings interface with the brick-tiled soffit. Several tiles directly adjacent to the fixing points are broken, spalled, or partially missing, exposing rough ceramic edges and discoloured bedding material behind. The surrounding tiles exhibit staining and darkened streaks radiating outward from the damaged zone, suggesting prolonged water ingress or moisture tracking across the soffit. Surface marking is concentrated around the fixing penetration points, with a noticeable change in tile colouration compared to adjacent areas.




#143

At the beam end where it frames into the corner, the red coating has worn away along the underside edge, exposing a rough strip of darker substrate with rust-toned staining. The adjacent corner tiles show pronounced discoloration, with some units darker than the surrounding field, and mortar joints at the immediate beam interface appear smeared and irregular,.

#144

The underside of the red beam mid-span exhibits patchy paint loss and a rough, slightly serrated lower edge where the coating has flaked away. Rivet heads are highlighted by small halos of darker staining and accumulated grime. Along the adjacent wall line beneath the beam, the tile band and service strips show general soiling and localised rust streaks following the line of historic fixings.

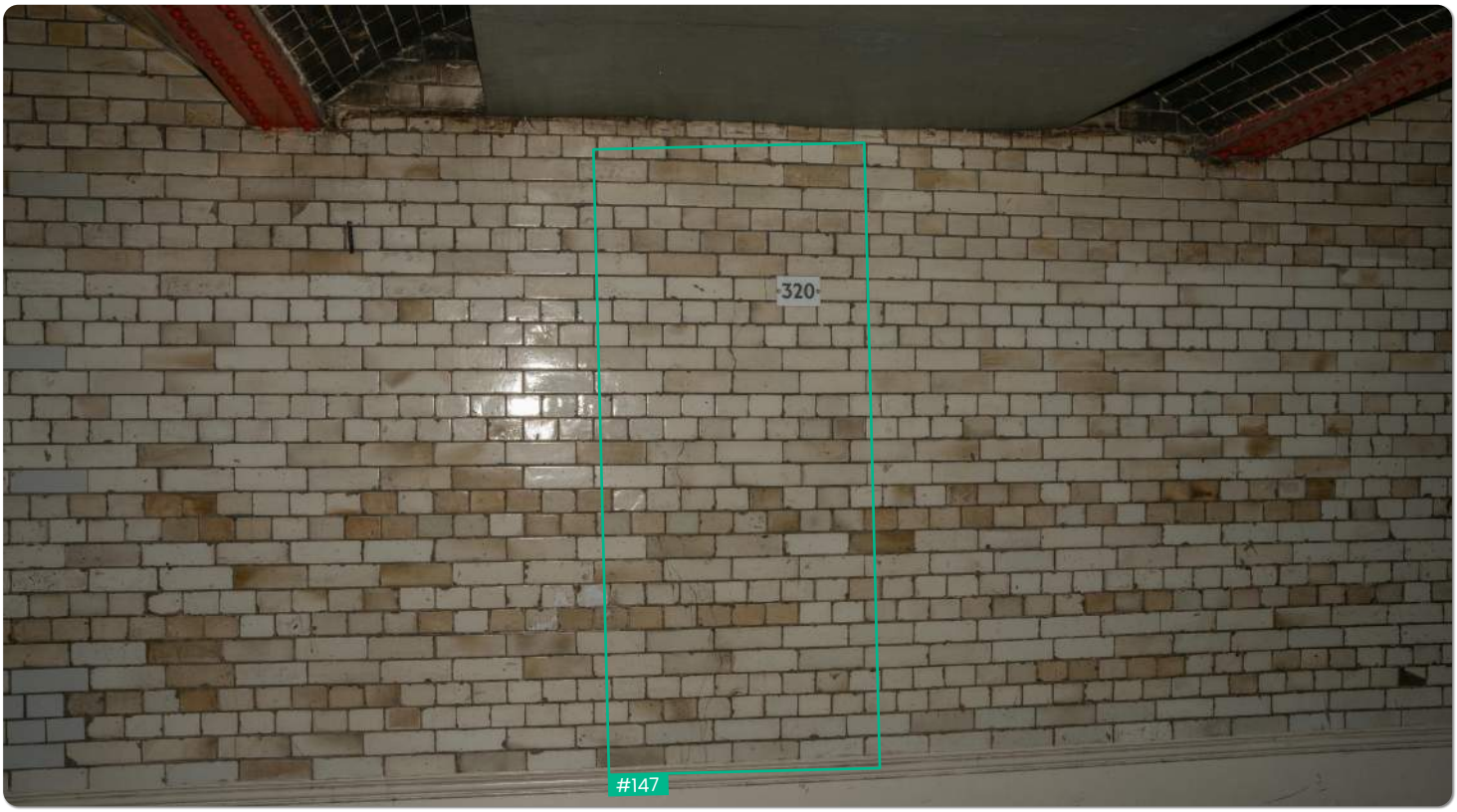

#145

The ceiling tile band contains an irregular circular breakout around a previous fixing or anchor point; the tile edges at this location are chipped and broken back, leaving an exposed, rough recess. A narrow, straight black chase or gap runs through the joints immediately beside this penetration, interrupting the normal grout line. Surrounding tiles display light brown ring-shaped stains and scattered spot marks in several joints, giving a speckled, discoloured appearance to this strip of soffit.

#146 | Chainage 140m

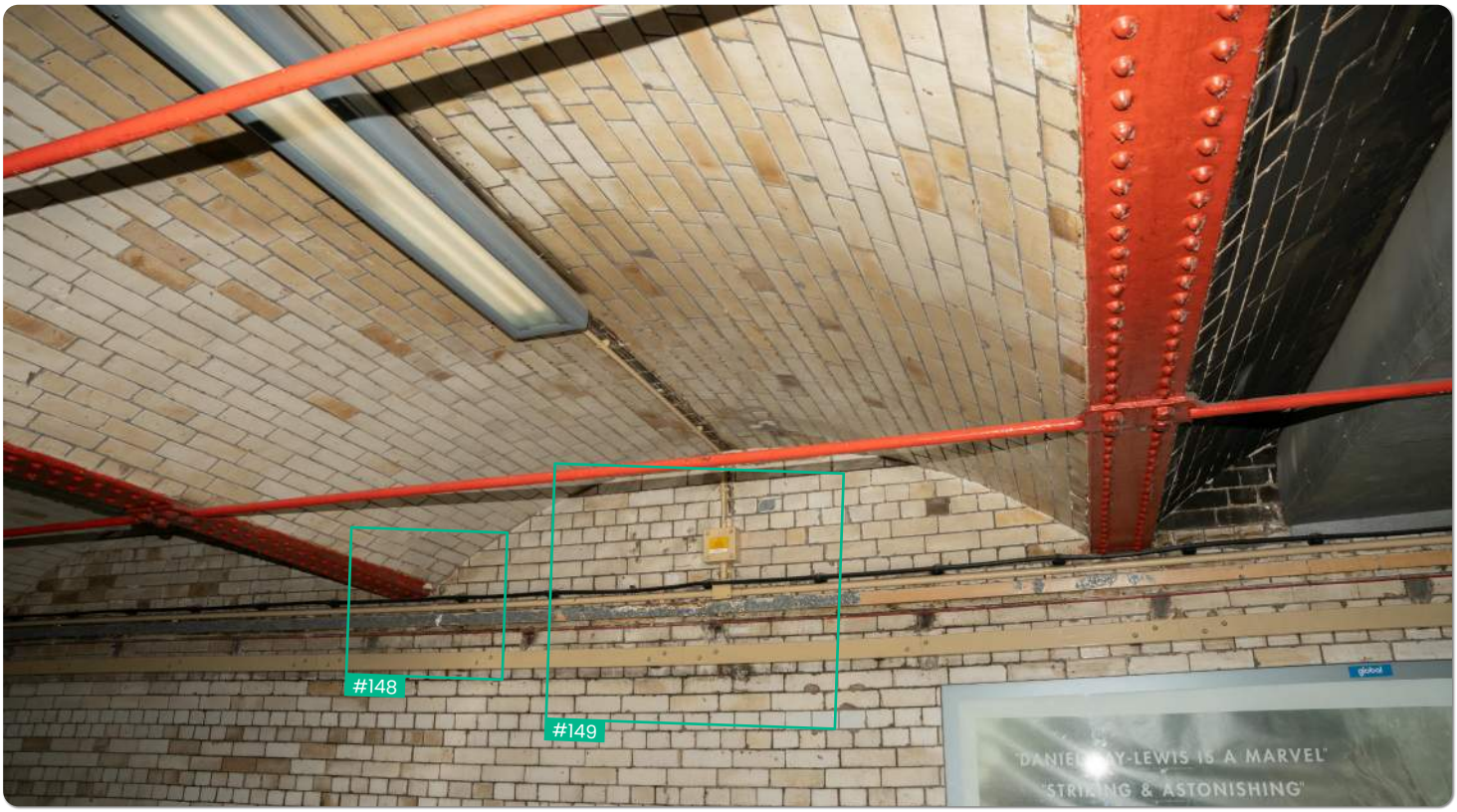

#146

A distinct vertical crack is visible running through multiple courses of glazed wall tiles. The fracture cuts directly through both tile faces and mortar joints rather than tracking solely along the grout line, indicating displacement through the substrate rather than surface-level separation. The crack widens slightly at mid-height, becoming more pronounced where tile edges appear misaligned and chipped, exposing underlying bedding material.




#147

A clear vertical crack is visible running through the wall tiles within the highlighted section. The crack extends across multiple tile courses and continues through both tile faces and mortar joints rather than following grout lines. The affected tiles show minor edge displacement and slight misalignment.

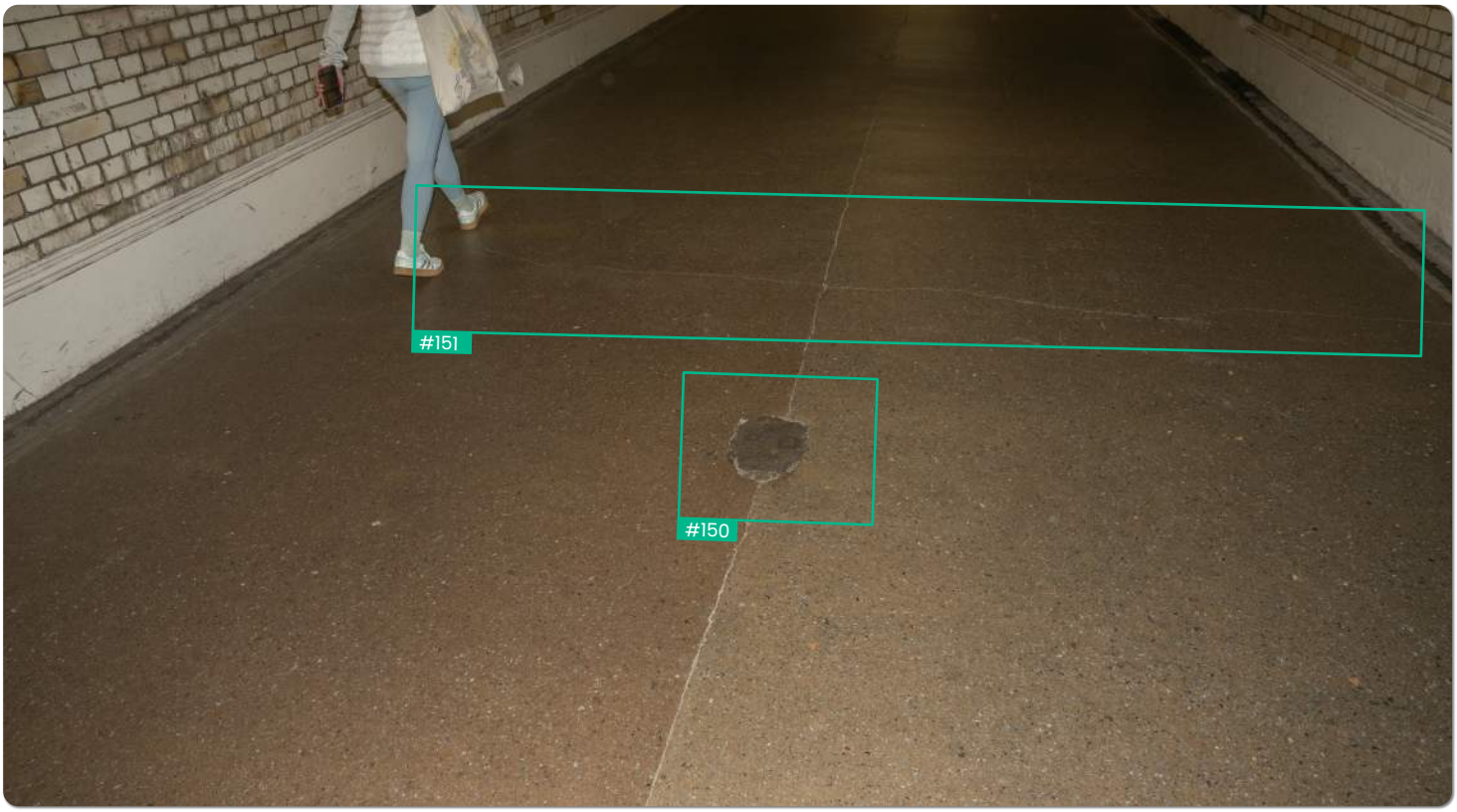



#148

The wall area below the red beam shows extensive surface deterioration of the cable trunkning running horizontally above the tiles. The surface coating has peeled away in several long sections, exposing a rougher underlying layer. Tile surfaces beneath this strip display staining and dark streaking. The mortar joints across this section appear varied in tone, with some darker, recessed lines visible.

#149

The wall tiles behind mounted electrical equipment display multiple circular marks where fixings appear to have been previously installed and removed, leaving patched or discoloured areas. The horizontal cable trunking above the tile row shows widespread loss of surface coating, with exposed substrate visible in irregular patterns. Tile surfaces directly below show streaking and darker vertical stains.

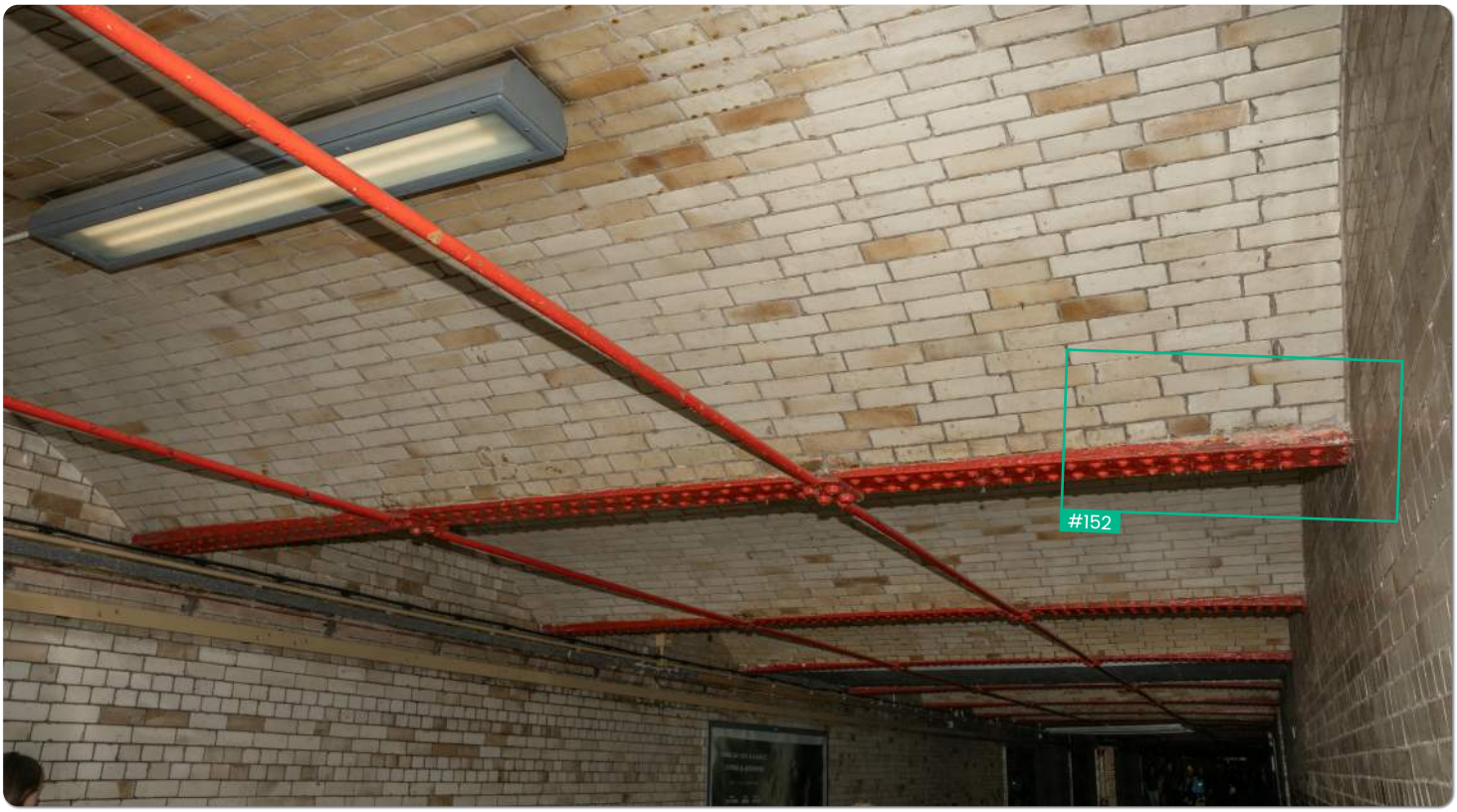



#150

The floor surface contains a localised patch where material has been removed or worn away, forming an irregular recessed area. The finish around the patch transitions unevenly, showing contrasting textures between original flooring and the exposed underlying surface. Fine linear surface cracks are visible surrounding the defect.

#151

The floor slab has visible linear cracking running across the walking surface, extending laterally across multiple slab panels. Surface wear is present along the crack line where the texture appears smoother than adjacent areas. Additional faint cracks branch from the main line, creating irregular patterns across the floor surface.




#152

The steel beam positioned along the ceiling edge displays visible deterioration to the red coating, particularly around the underside and near the corner where the beam meets the wall. The coating appears flaked, uneven and worn, with multiple areas exposing a darker surface beneath. The rivets along the beam remain visible, but several have accumulated residue or discolouration around their edges.


#153

The wall tiles within the highlighted section display four distinct circular holes spaced irregularly across the tile line. Each hole appears to penetrate through individual tiles, with dark recessed centres and roughened edges


#154

The steel beam along the ceiling shows flaking paint and exposed darker surface beneath, particularly concentrated along the lower edge and near the beam-to-wall interface. Adjacent ceiling tiles display patchy discolouration with darker rectangular areas. Mortar joints appear inconsistent, with some recessed and stained sections visible near the beam line.


#155

The steel beam shown is painted red and exhibits notable surface deterioration along its lower edge and flange. There is visible paint breakdown, with flaking and uneven coating exposing darker underlying material in places. Along the interface where the beam meets the wall tiles, there is a build-up of residue and discolouration, with streaking extending downward across both the beam surface and adjacent tiles. The surrounding tiles directly above and beside the beam display patchy staining and discoloured grout lines, differing from cleaner tile areas further along the wall.

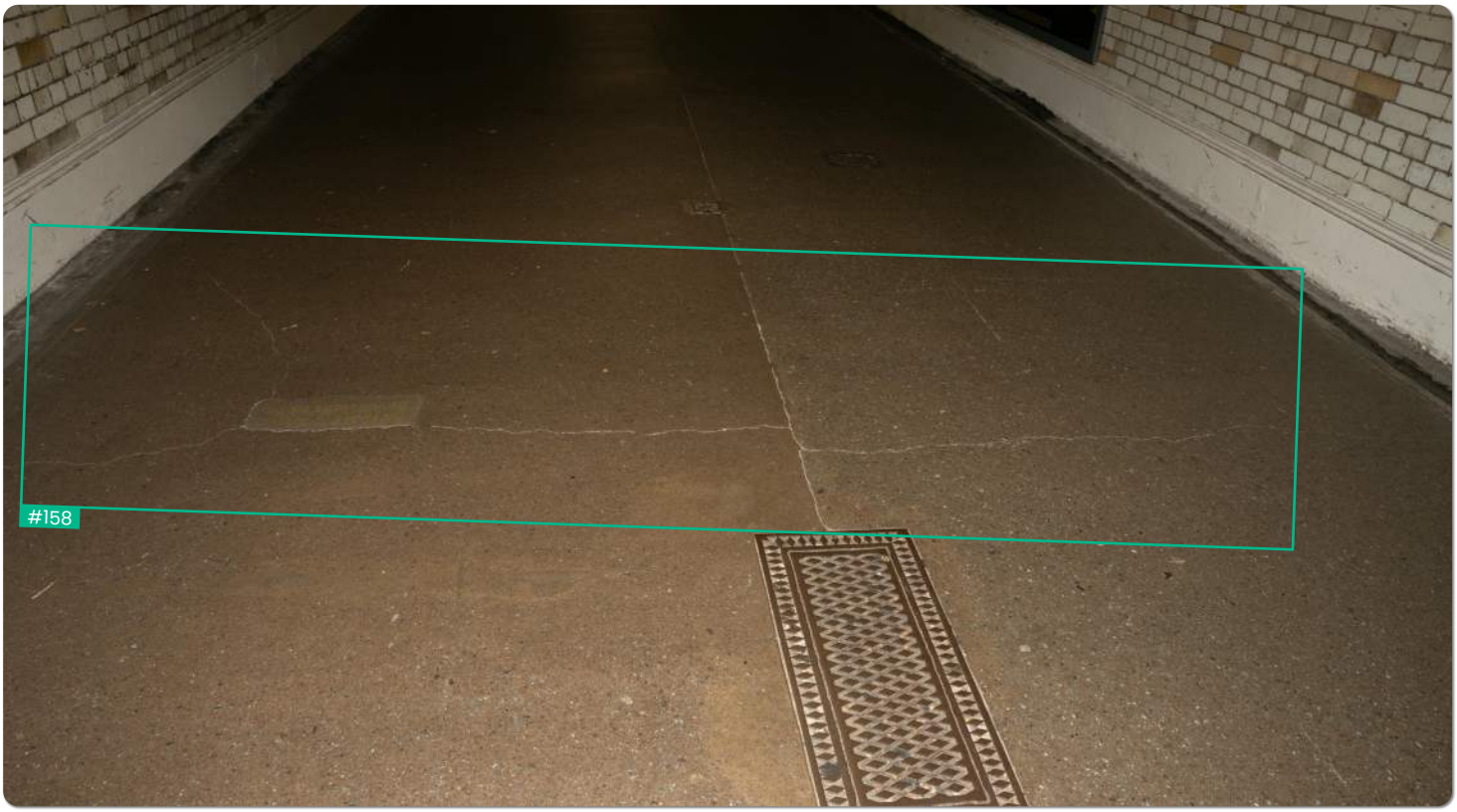

#156

The steel beam located near the wall corner shows paint loss and uneven coating, particularly along edges and lower-facing surfaces. Tile surfaces near the beam show inconsistent colouring, with darker patches scattered across multiple tiles. Mortar joints in this area appear uneven, with small gaps and darker tonal variations visible.


#157

The lower wall skirting section shows visible abrasion and surface damage where paint has been worn away in an uneven pattern, exposing a rougher underlying material. The surrounding surface contains dark streaks and scuff marks running horizontally across the face. The base junction between wall and floor has accumulated debris and uneven texture along the full length shown.

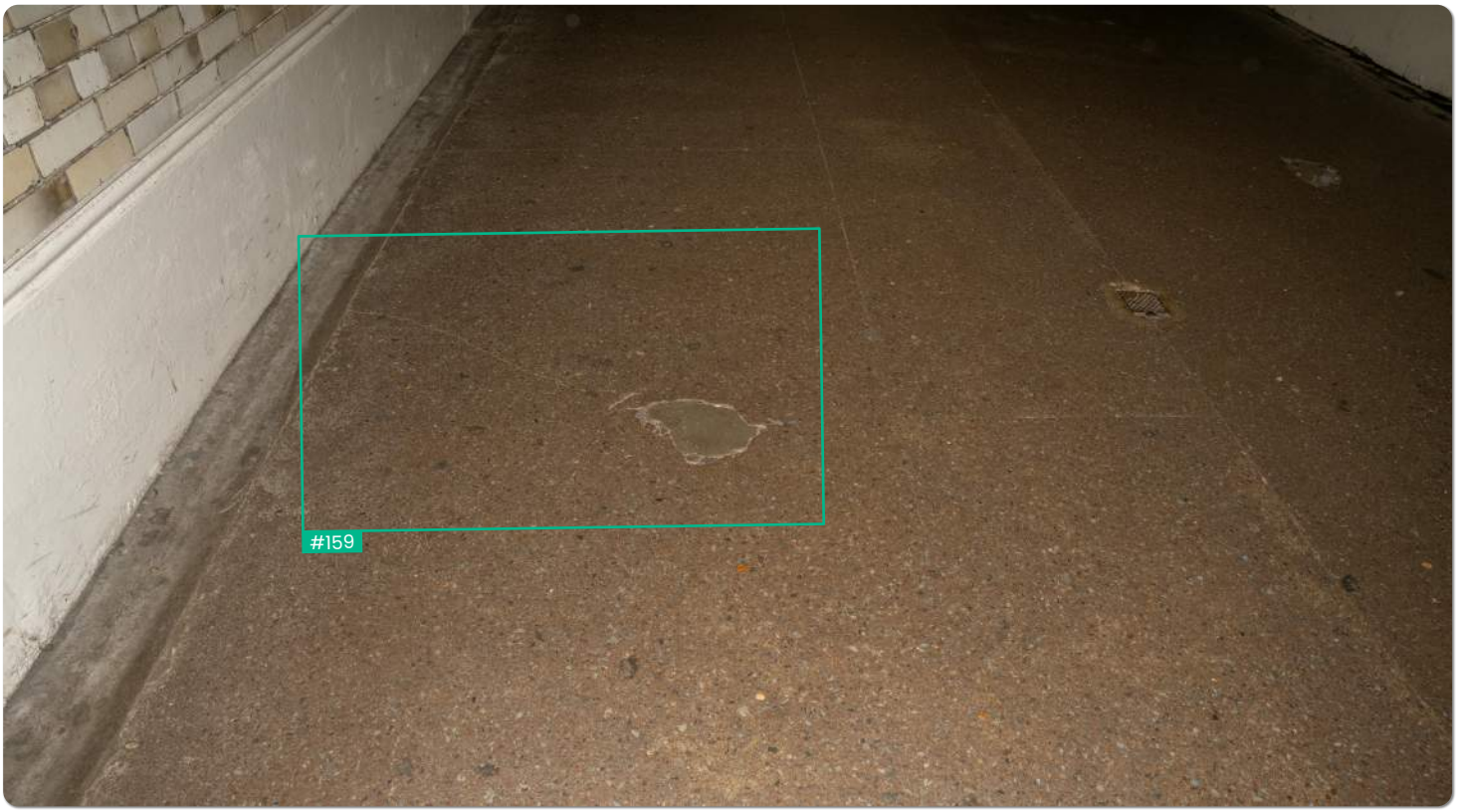
#158 | Chainage 170m




#158

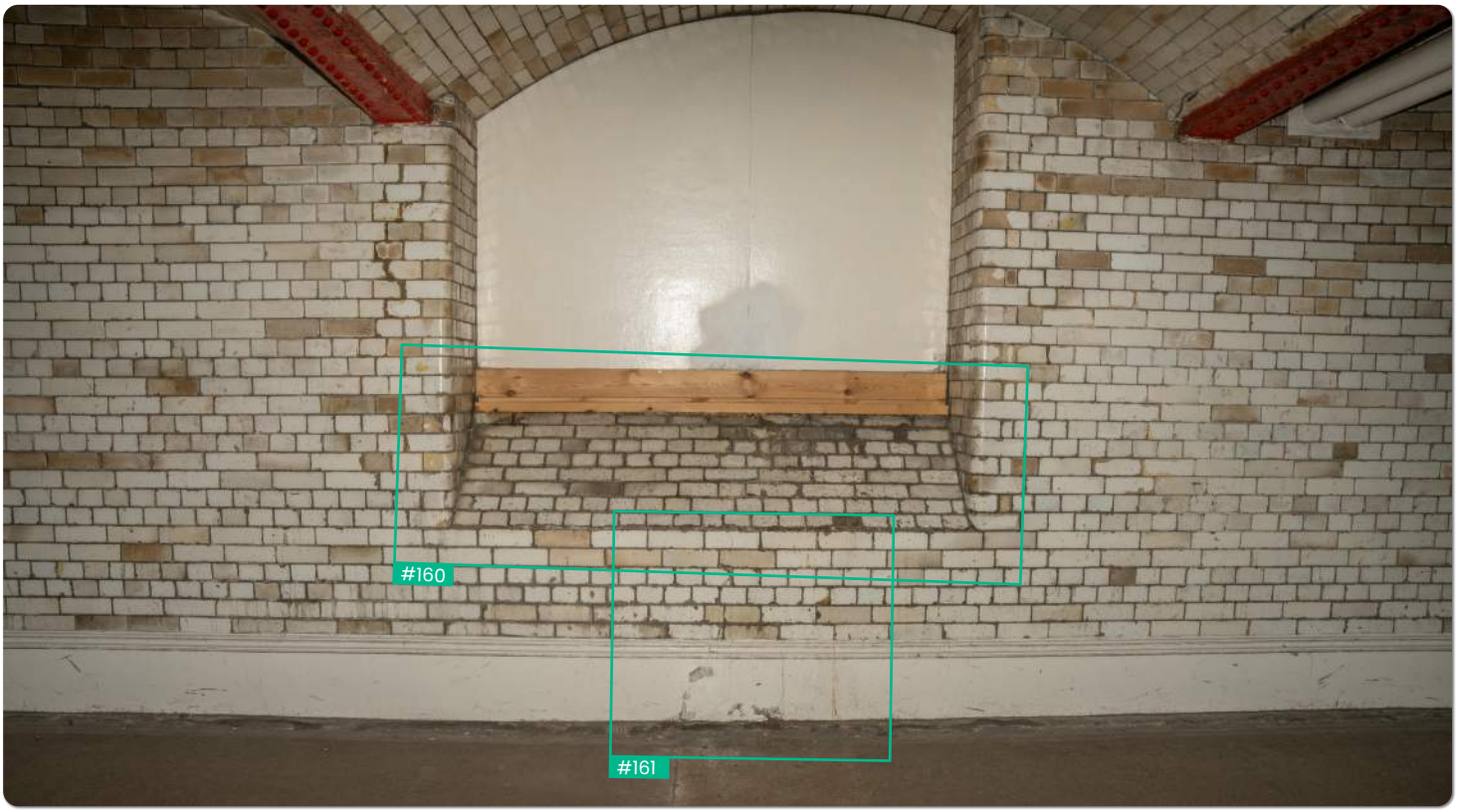
Multiple continuous cracks run across the floor surface, extending from wall to wall along the walkway. Cracks vary in width but follow a consistent linear pattern across adjacent floor panels. Surface wear appears greater along crack lines.a

#159 | Chainage 170m




#159

A recessed irregular patch is visible on the floor surface where the top layer of material appears removed or worn down. The edges around the patch are uneven with visible texture differences between the surrounding surface and the exposed underlying material. Fine surface cracks are present around the affected area.




#160

The brickwork within the recessed arch section shows varied surface coloration with multiple bricks exhibiting darker staining and worn glazing. The bricks appear uneven in tone throughout the recess, with areas of patchiness and discoloration concentrated near the lower portion of the arch. Mortar joints are visibly aged and discoloured, with some sections appearing slightly recessed or irregular.

#161

The lower wall section directly above the skirting displays visible staining, abrasions, and worn paint along the surface. Localised areas of chipped paint and surface deterioration are present, exposing the substrate beneath in multiple spots. The skirting section itself shows dark scuff marks, surface wear, and material build-up along the floor junction.


#162

A vertical crack is visible running through multiple bricks on the wall adjacent to the panel. The crack extends across both brick faces and mortar joints, but evidence of previous repair is visible: mortar has been applied along the fracture line, filling the gap and partially blending into surrounding joints.

#163

The steel beam coated in red protective finish displays visible degradation along its length, with areas of coating breakdown particularly concentrated around the underside and rivet heads. Surface irregularities and roughness are evident where the coating appears to have deteriorated. Adjacent brickwork at the beam interface shows staining and darkened patches, with some areas appearing marked or worn.


#164

The wall section shows widespread surface soiling and discolouration across multiple glazed brick tiles. Vertical streaking is visible across several courses of bricks, suggesting material has run down the face of the wall and left residue. The affected area spans a large vertical band and appears concentrated towards the upper and mid-height areas before tapering lower down.