

Flooring

Basement: Brick floor, with partial over tiling within defunct WCs.
Ground floor: Presumed screed, covered with modern carpet.
First, Second and Third floor: Timber softwood floor boards (140 x 26mm) on softwood joists, with heavy stapling and partial underlay cover.

Walls

Generally rendered lime plaster on lath to timber-stud or rendered direct to masonry with applied joinery and decorative plasterwork. Local areas of plaster failure evident, presumed related to water ingress. Areas of missing plaster, exposing brickwork. Areas of missing skirtings, architrave, dado, picture rails and cornices.

Ceilings

Basement: Brick vaulted or concrete ceilings.
Ground, First and Second floor: Generally lime lath and plaster, directly secured to joists. Local areas of loss, presumed related to water ingress. Some local cracking and bowing, indicative of detachment from substrate.
Third floor: All ceilings removed.

Doors and windows

Generally timber sash windows, with large pane glazing. Most in need of repairs, with anticipated sill decay and failed mechanisms.
Leaded quarry glazing to staircase, set within terracotta surrounds.
Generally timber paneled doors, some over-boarded.
Ironmongery incomplete, but generally historic and in need of renovation.

Finishes and linings

Most surfaces painted or wallpapered (none appears historic). Evidence of paint incompatibility in several locations.

Roof

Slate on battens, supported on rafters and purlins. Larger king-post trusses spanning accomodation area. Extensive distribution of repairs, including lead and slate replacement.

Miscellaneous

Numerous marbled slate fireplaces and cast iron inserts, presumed original. Part incomplete bird protection installed to exterior.

Services

Generally defunct and surface run. Most appear to date from the mid-20thC, and are considered of no significant importance.

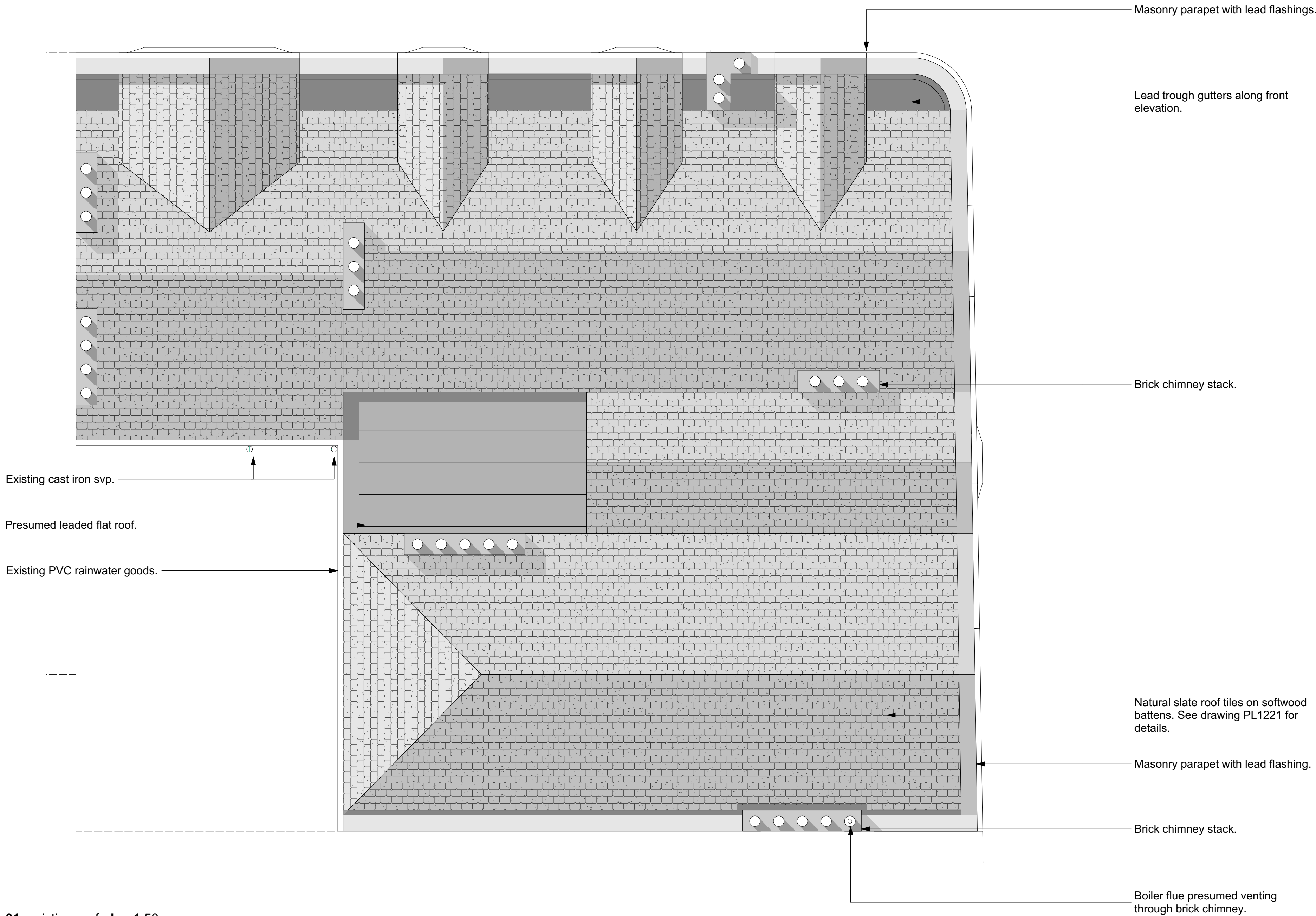
Drawings based on survey by others. Roof drawn indicatively - no survey information available.

LEGEND

- Limit of demise
-  Area outside of demise/ application scope

-  Timber Boards
-  Brick Floor
-  Linoleum/ Ceramic Tiles
-  Carpet

- Area of lost ceiling / cornice
-  Area of lost plaster / linings



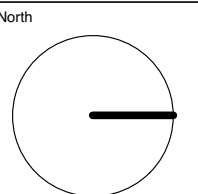
01: existing roof plan 1:50

[illegible]

6 King Street Bristol BS1 4EQ
T 0117 929 9293 E info@fm-architects.co.uk
F 0117 929 9295 W fm-architects.co.uk

- All drawings are copyright
- Report all discrepancies to project administrator
- Do not scale drawing for construction purposes
- All dimensions to be checked on site

A horizontal number line with arrows at both ends. It is labeled with '0' at the left end and '2.5' at the right end. There are five major tick marks between 0 and 2.5, dividing the segment into six equal intervals. These tick marks are located at 0, 0.5, 1.0, 1.5, 2.0, and 2.5.



ferguson mann architects													
Job Title 149-150 Friar Street, Reading					Drawing Title Roof Plan Existing Plans								
Client One Reading LLP c/c TCN UK													
Scale	1:50@A1 1:100@A3	Date	05.07.18	Dwn	FM	Cchd	JC	Job No	10768	Drawing No	PL 0015	Rev	A