

GENERAL NOTES: EXISTING

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

Wall and ceiling plaster locally replaced with modern gypsum plaster (presumed related to high-level water ingress).

Wall plaster above and beside door appears detached from substrate (blown).

Beaded edge of downstand damages and part lost.

Modern board installed over fire opening (insert presumed to remain).

Late 20thC range and sink.

Window and architrave missing from removed opening (part collapsed within room).

Mid-late 20thC partition and doors.

Plaster failing, with evidence of severe water ingress (possible historic).

Plaster bead to opening damaged.

Mid-late 20thC partition and doors.

Mid-late 20thC partition and doors.

Mid-late 20thC floor tiles, presumed adhesive fixed to underlay and floorboards.

Modern board installed over fire opening (insert presumed to remain).

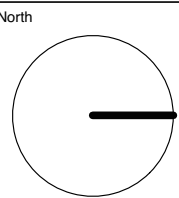
01: existing second floor plan 1:50

Rev	Date	Dwn	Chckd	Description	Rev	Date	Dwn	Chckd	Description
	05.07.18	FM	JC	Draft Planning Issue for comment					
A	09.07.18	FM	RG	LBC/ PLANNING ISSUE					

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0 2.5m



LBC/ PLANNING ISSUE

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Job Title	149-150 Friar Street, Reading	Drawing Title	Second Floor Plan
Client	One Reading LLP c/c TCN UK	Existing Plans	
Scale	1:50@A1 1:100@A3	Date	05.07.18
Dwn	FM	Chckd	JC
Job No	10768	Drawing No	PL 0013
Rev	A		