

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.

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.

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.

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.

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

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

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

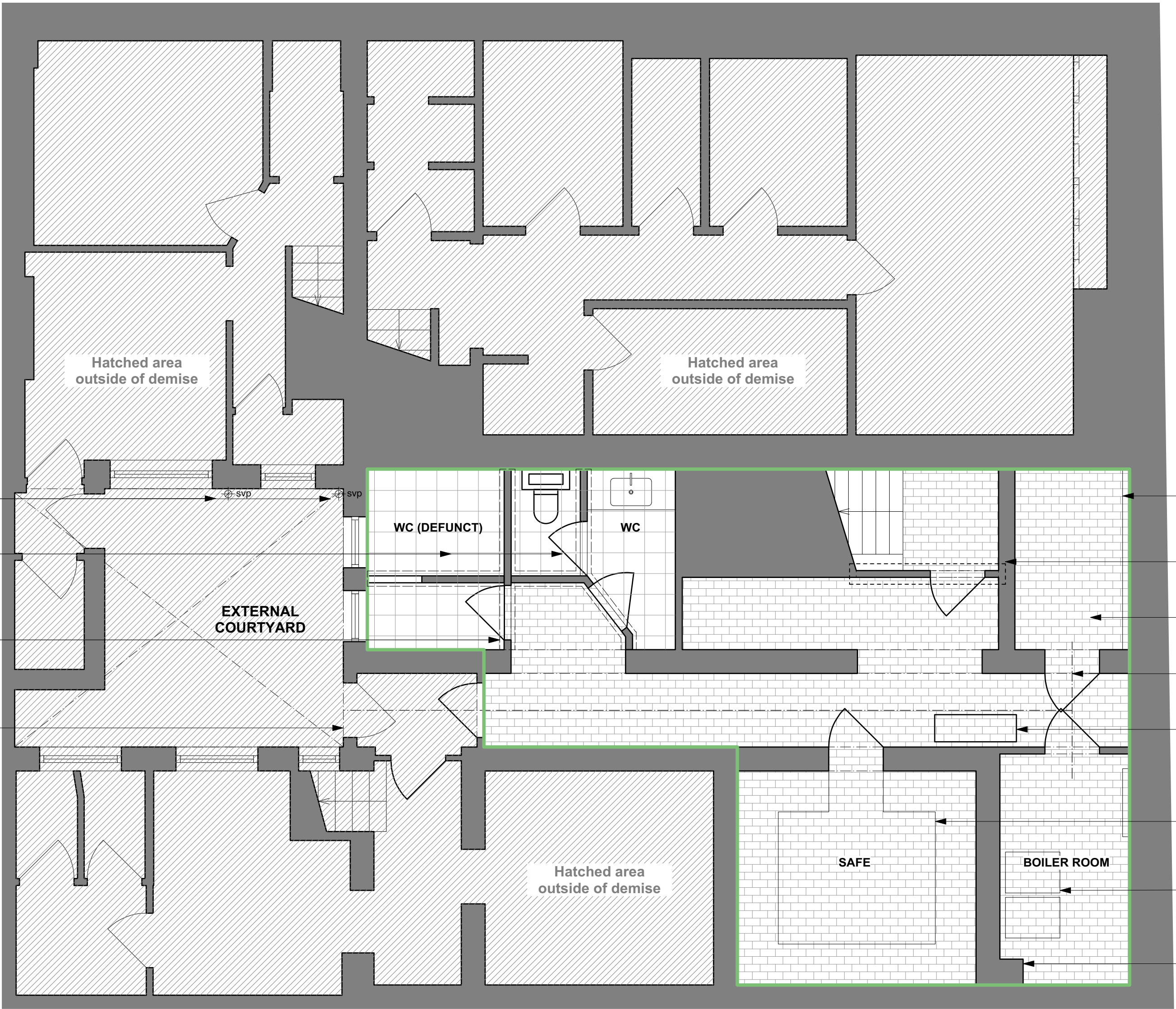
Generally defunct and surface run. Most appear to date from the mid-20thC, and are considered of no significant importance.

 Limit of demise

 Area outside of demise/ application scope

 Area of lost ceiling / cornice

 Area of lost plaster / linings



Incoming electrical supply, and associated modern boards.

Mid-late 20thC partition and doors.

Brick floor throughout basement.

High-level modern vent and services secured to brick vaulted ceiling.

Modern gas meter.

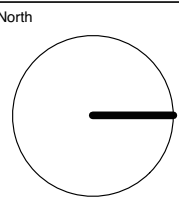
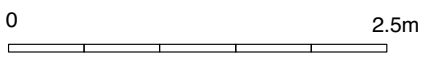
Presumed original safe fitout, including timber backing, slate shelves and steel door.

Mid 20thC boilers and associated flues.

Boiler flue, presumed to rise to roof via chimney stack.

[illegible]

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



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Job Title 149-150 Friar Street, Reading					Drawing Title Basement Floor Plan Existing Plans								
Client One Reading LLP c/c TCN UK													
Scale	1:50@A1 1:100@A3	Date	05.07.18	Drawn	FM	Checked	JC	Job No	10768	Drawing No	PL 0010	Rev	A

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Drawing Title
Basement Floor Plan

Existing Plans

Job No 10768	Drawing No PI 0010	Rev A
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