

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.

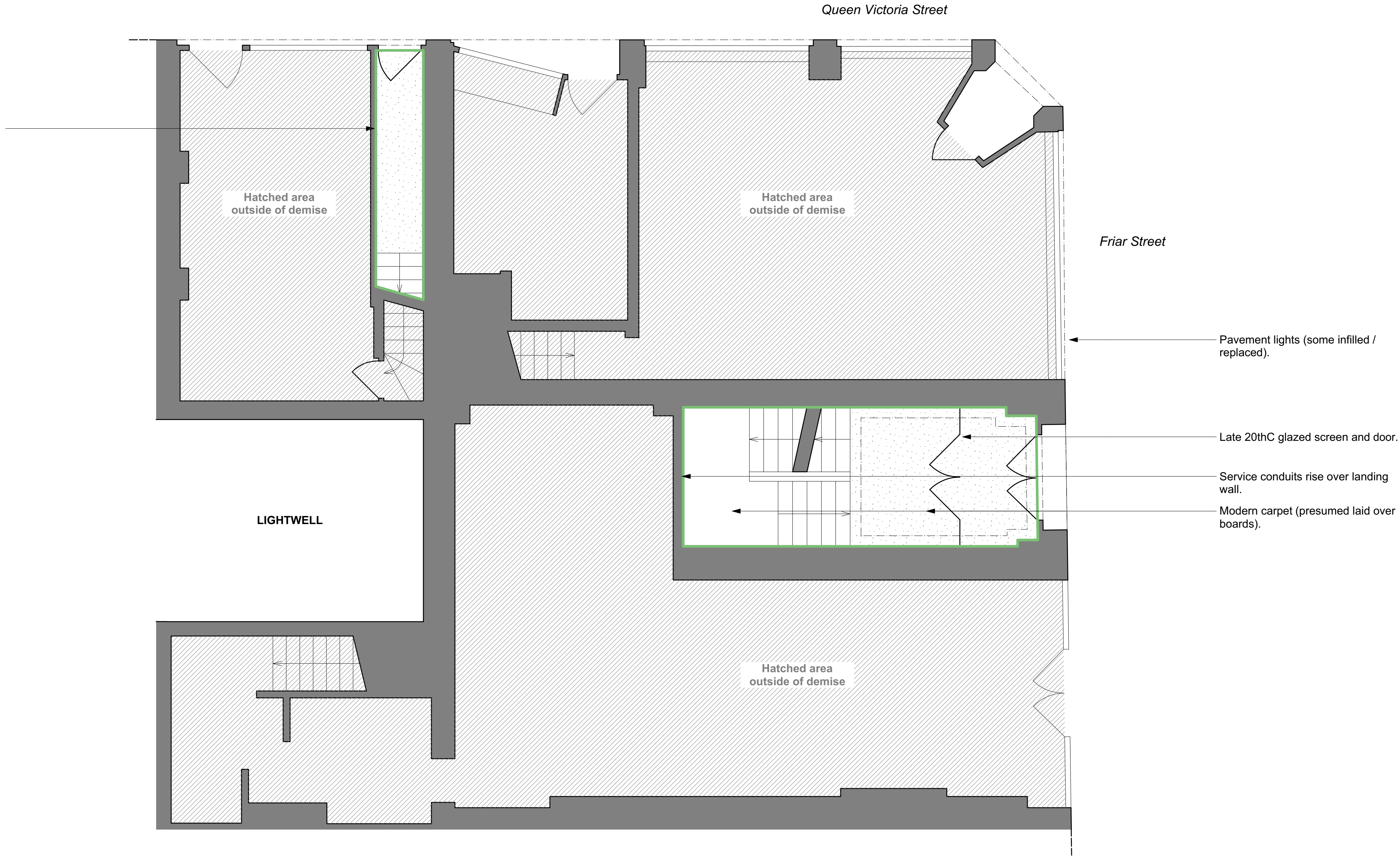
Numerous marbled slate fireplaces and cast iron inserts, presumed original. Part incomplete bird protection installed to exterior.

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

LEGEND

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

- Modern partition with bare-faced plasterboard to walls and ceiling.



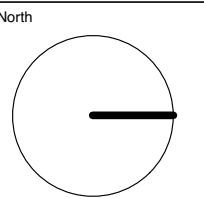
01: existing ground floor plan 1:50

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Client One Reading LLP c/c TCN UK				Existing Plans		
Scale	1:50@A1 1:100@A3	Date	05.07.18	Drawn	Checked	Job No
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