

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).

Substantial crack over ceiling, indicating detachment of plaster from substrate.

Area of ceiling cracking and appears detached from joists.

Modern boxing concealing rising pipes.

Timber board afixed over window.

Poor quality modern window installed within sash window frame.

Paint delamination indicating compatability issue (possibly overpainted distemper).

Floorboards partially covered with degraded card underlay.

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

Hearth opening (historically covered with dado).

Expressed downstand containing steel beam, believed indicative of original intent that infill partition below conceived as removable.

Late 20thC lining and cupboards concealing modern electrical conduits and boards.

Late 20thC partition.

Generally, nosings to all steps removed and overlaid with modern nosing trim and carpet.

Panelled door, covered with modern board.

Mid 20thC door.

Historic hearth, missing tiled finish.

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

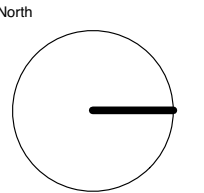
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	05.07.18	FM	JC	Draft Planning Issue for comment					
A	09.07.18	FM	RG	LBC/ PLANNING ISSUE					

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Job Title 149-150 Friar Street, Reading	Drawing Title First Floor Plan
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