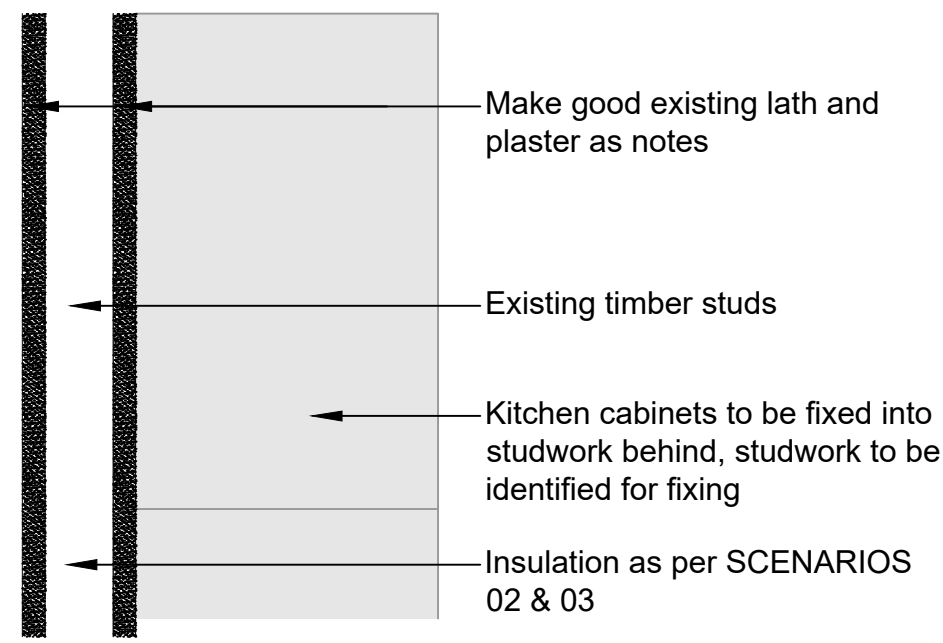
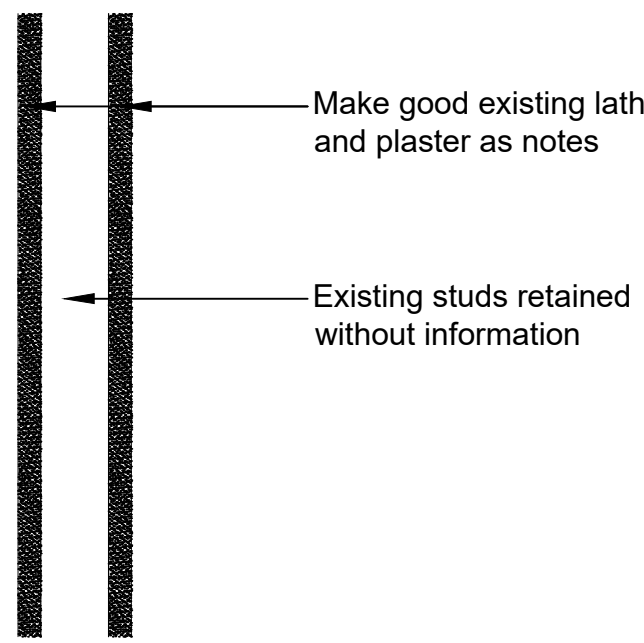


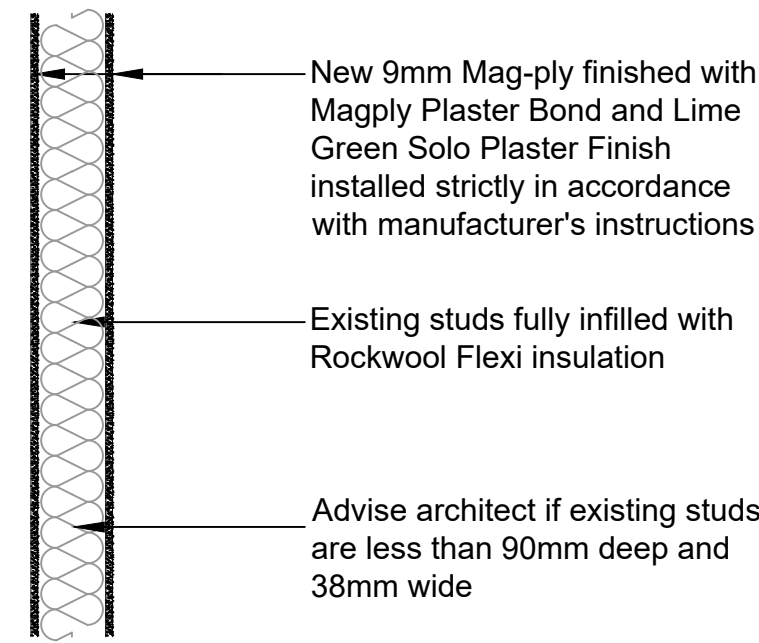
SCENARIO 01:
KITCHEN UNITS



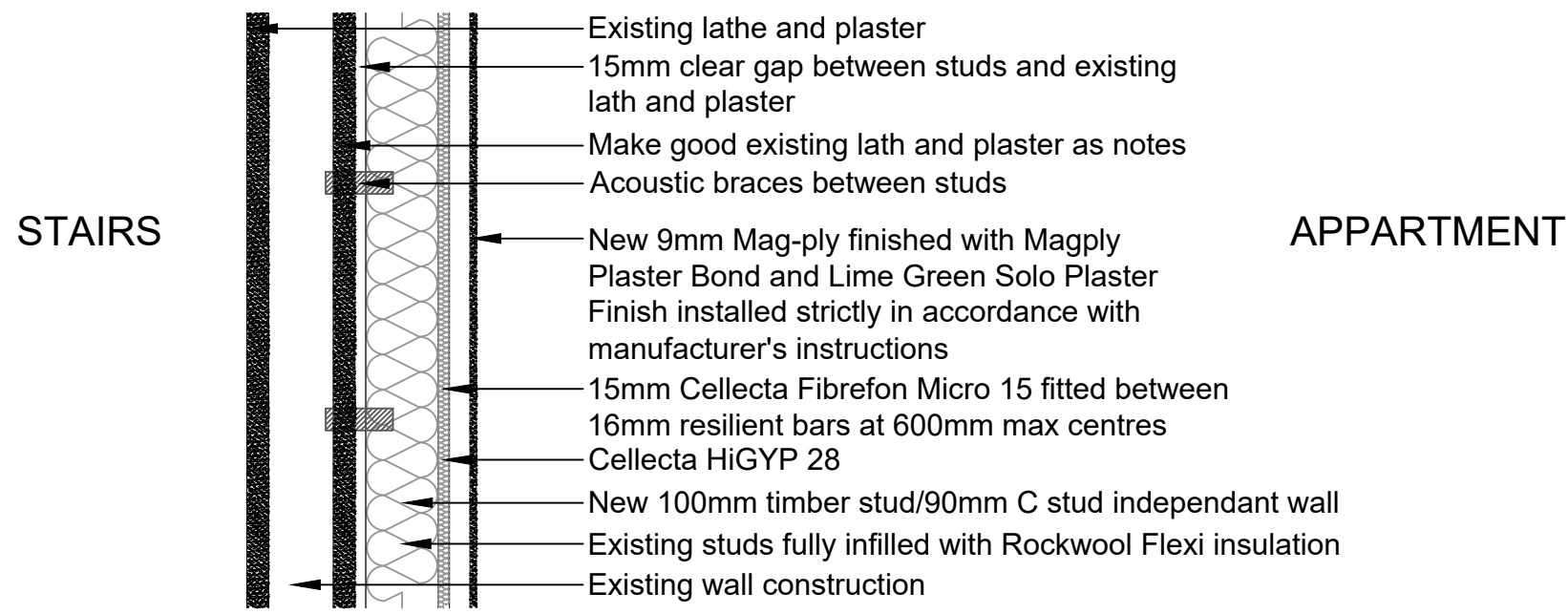
SCENARIO 02:
EXISTING INTERNAL WALLS
(PLASTERED)



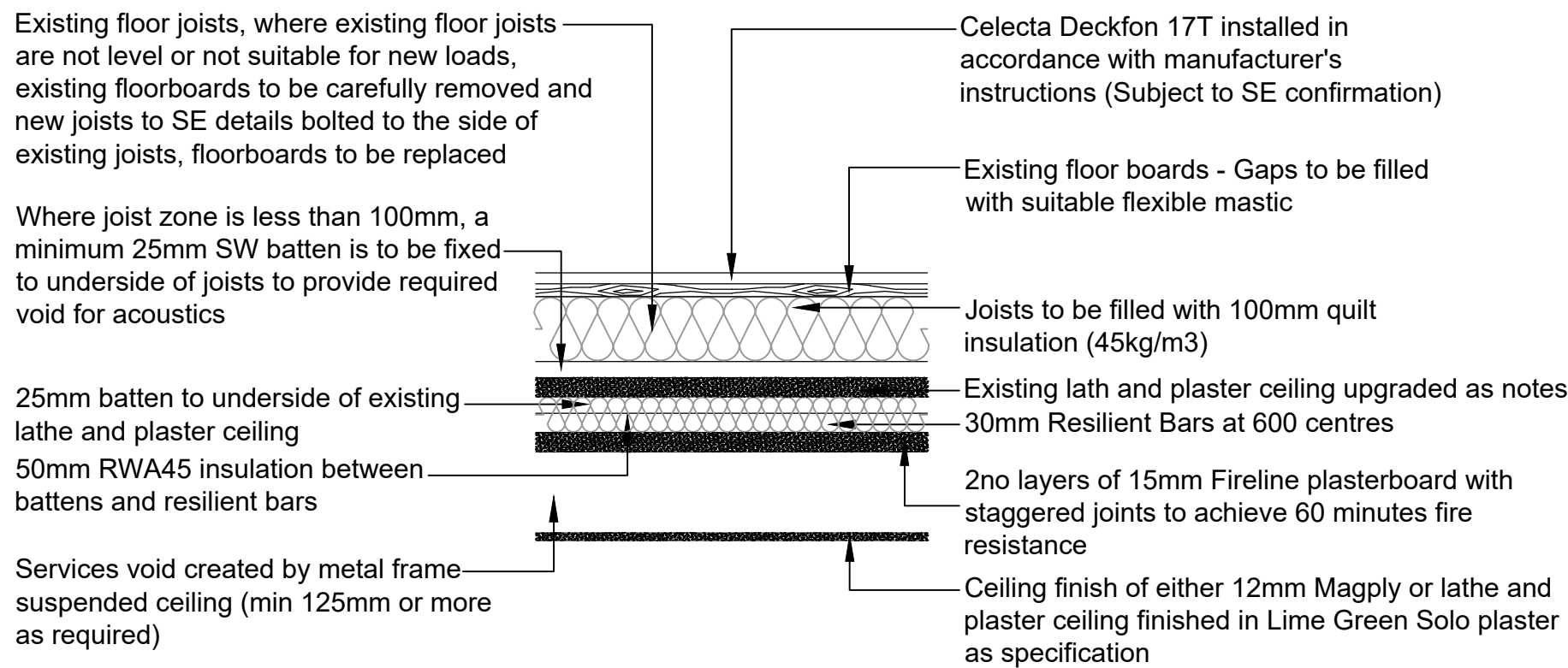
SCENARIO 03:
EXISTING INTERNAL WALLS
(BARE STUD)



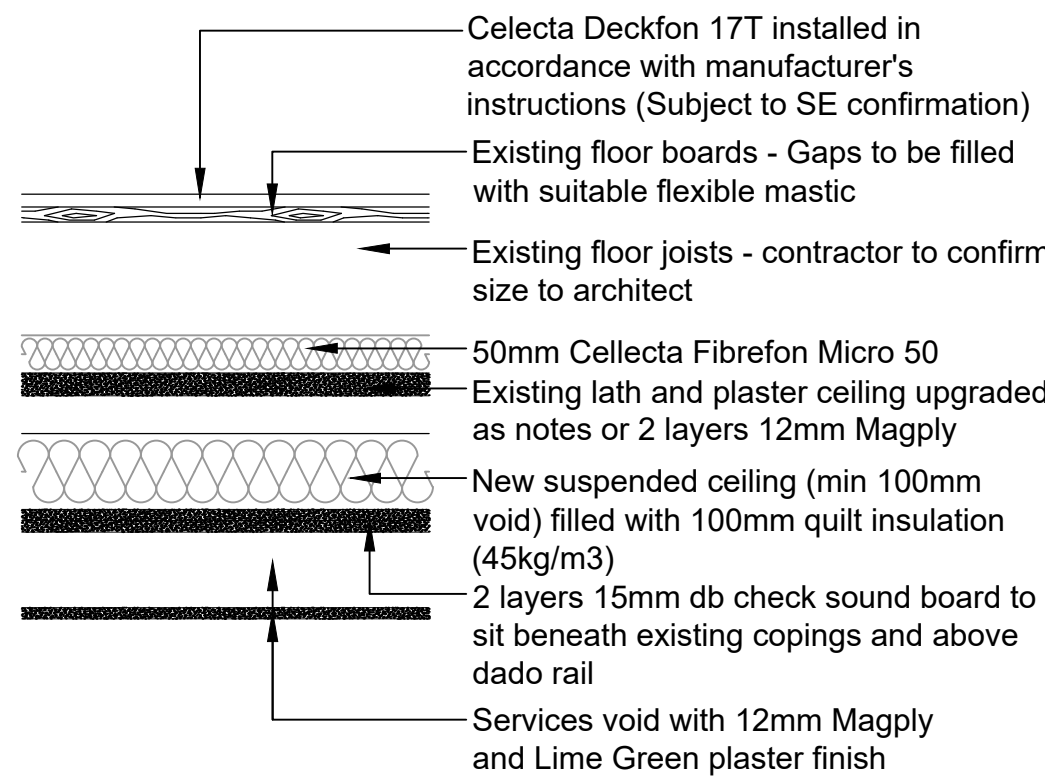
SCENARIO 04:
UPGRADE STAIRWELL WALL



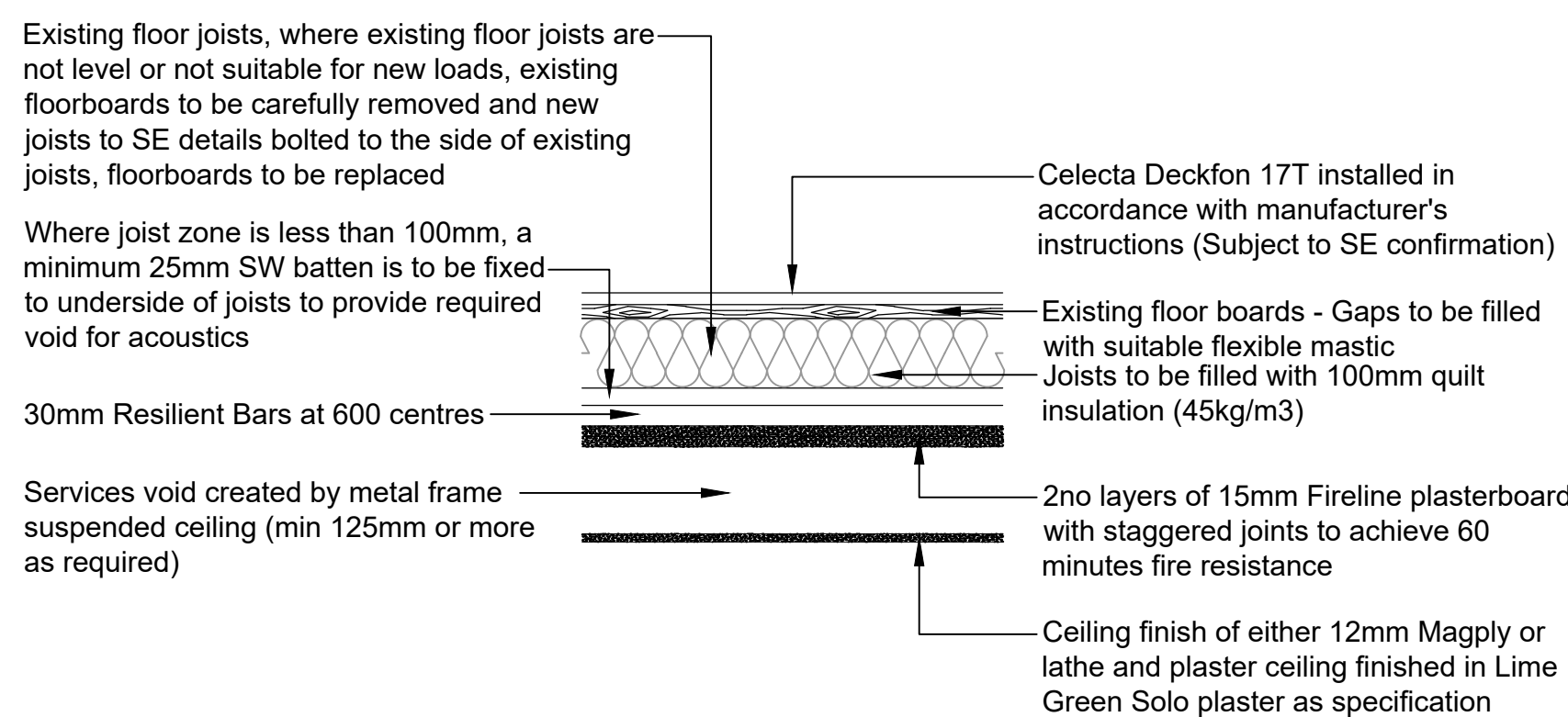
SCENARIO 05:
CEILING WHERE LATHE & PLASTER CEILING REMAINS



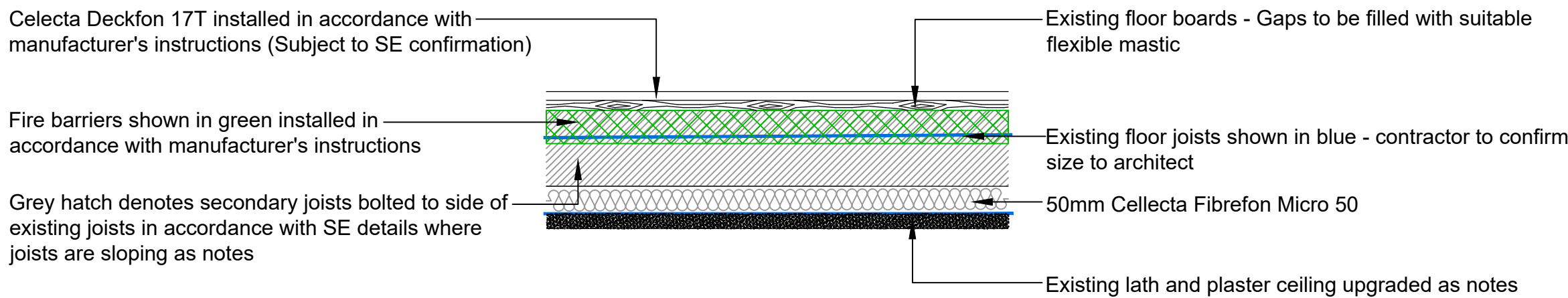
SCENARIO 06:
EXISTING CEILING WITH COVING



SCENARIO 07:
CEILING WHERE LATHE & PLASTER CEILING IS NOT PRESENT



SCENARIO 08:
FLOOR WHERE FLOORS ARE SLOPING



SCENARIO 09:
FLOOR WHERE FLOORS ARE SLOPING (JOISTS BOLTED)

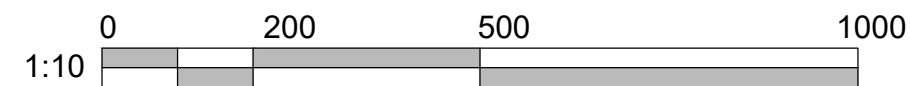
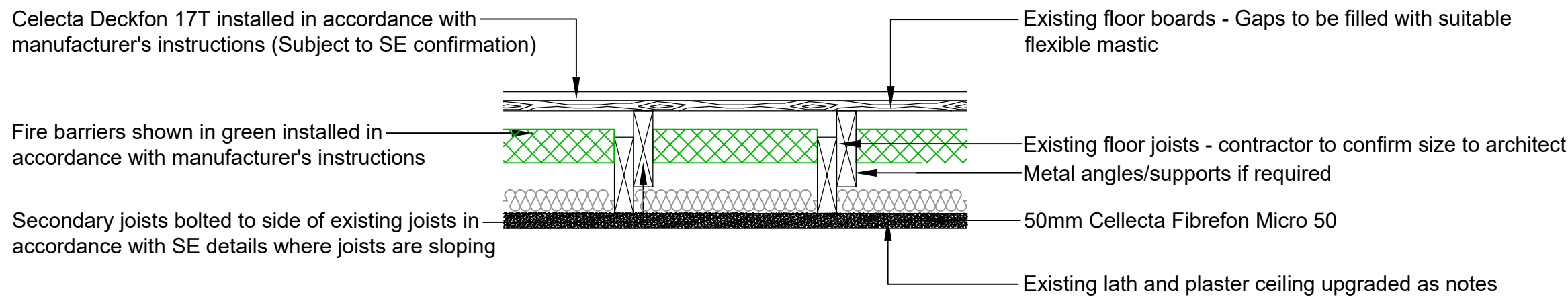


PHOTO: A
Proposed timber Torus skirting board to match existing profile and finish

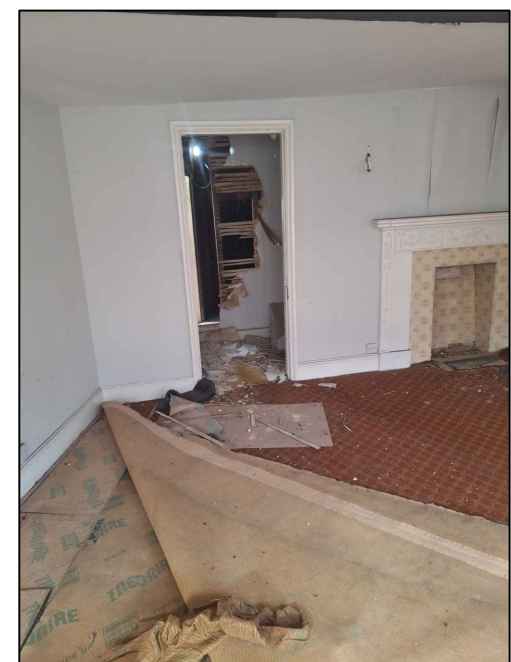
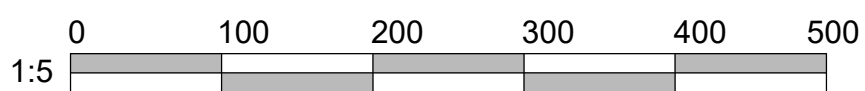


PHOTO: B
Proposed timber architraves to match existing profile and finish

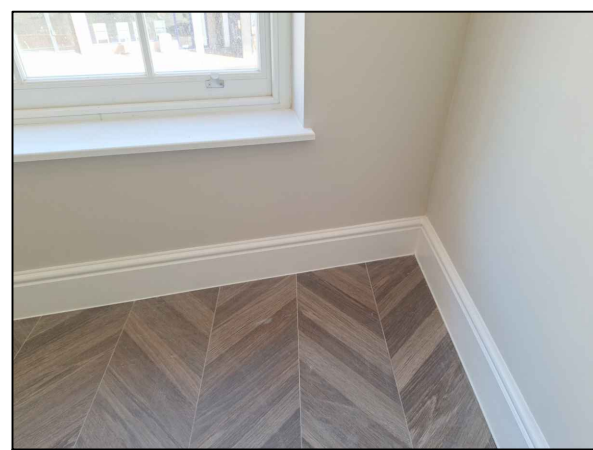


PHOTO: C
Room view, proposed flooring finish, walls colour and timber painted

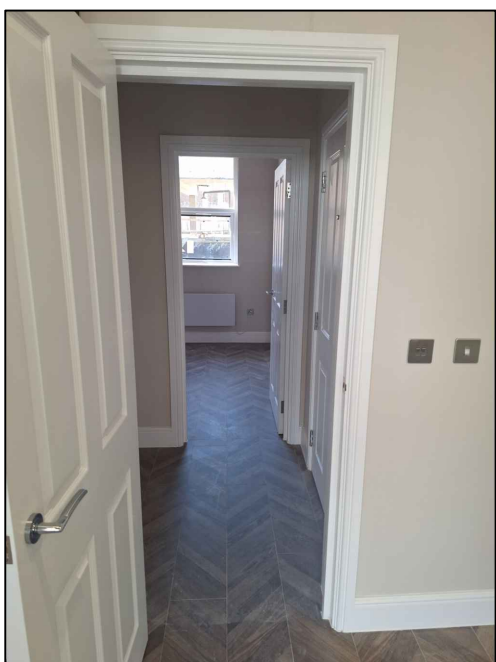


PHOTO: D
Hallway view, proposed flooring finish, walls colour and timber joinery/doors painted



PHOTO: E
Fireplace make good and decorate to match existing



PHOTO: F
Kitchen areas, proposed walls finish, flooring and units located

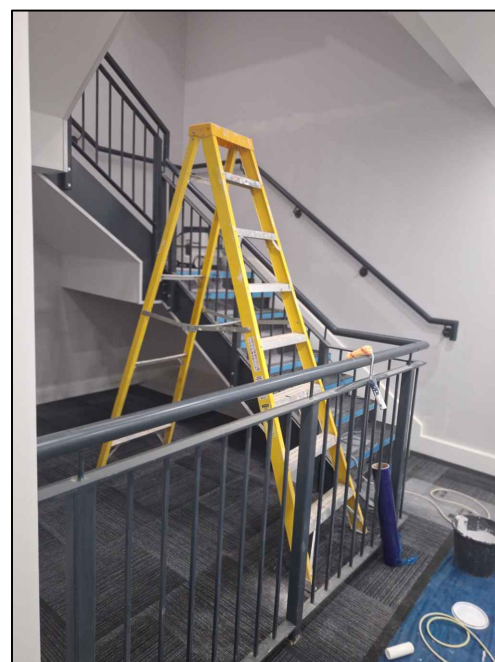


PHOTO: G
Stairs make good and decorate to match existing

Notes:

do not scale:
detailed drawings and larger scale drawings take precedence. Figured dimensions only are to be taken from this drawing.

dimensions:
All building and site dimensions, levels and sewer invert levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

specification:
The Contractor is to comply with current Building Legislation, British Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing. This drawing must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

The general aim is that the proposed repairs will preserve the historic integrity of the building by ensuring that all materials and workmanship are compatible with the existing fabric wherever possible. Any traditional methods of repair shall be carried out following appropriate professional advice and subject to prior approval to ensure the most suitable techniques are adopted. Care and attention are to be exercised at all times when demolishing elements and structures, and all adjacent retained elements are to be made good on a like-for-like basis. All new works are to be carried out in accordance with the manufacturers written guidance.

Making Good Existing Walls/Lath & Plaster:

01. Where timber studs are visible/exposed allow to spray for infestation and fungi prior to installation of new lath and plaster/other linings.

02. Refix any existing loose timber laths and infill any bare studwork with new sawn laths.

03. Plastered areas to be made good in lime plaster to Lime Green's specification and details - <https://www.lime-green.co.uk/>.

04. Assumed new laths to be coated with Lime Green Ultra 30mm plaster base coat applied in 2 passes with Lime Green Solo 3-5mm finish coat.

05. Where new plaster is to be applied adjacent/over existing plaster, apply Lime Green Solo Primer in accordance with manufacturer's instructions to provide suitable key for new plaster.

06. All to be confirmed with Lime Green and installed strictly in accordance with Lime Green's Specification, details and instructions.

Flooring:

07. Each room to be reviewed in regards to levels i.e. whether door openings need to be raised, any steps in floor level etc. dependant on floor slope.

No Works:

08. There is no works to fireplaces, stairs, and cornices only make good to match existing where required.

Revisions:

A - 04.04.22 - Access to Market Way added for bin storage.
Notes updated, ml
B - 15.10.2025 - Information updated to suit Planner comments, condition 5 - KS

client:

Mountley Group

project:

27-32 Market Place
Reading

description:

Internal Partition, Floor, Ceiling Details
& Internal Finishes Photos



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drawn:	scale:
JC	1:10 & 1:5 @A1
date:	sheet of:
15.04.2025	SHEET OF

job drwg. no:
jw1077-650

rev:
B