

Phases 2a and 2b west wing



Figure 2: These floor plans show the reconfigured room layouts on the ground floor, left, the first floor, middle, and the second floor, right.

Ground floor

Room 19a - Corridor



Plate 62

Reconfigured spaces: The reconfigured spaces on the ground floor corridor now feature modern corridors with toilets and a storeroom on either side.

Appendix 11

Yeomanry House

Ground floor

Room 19a - Historic fire place in the corridor by the fire exit



Plate 63

Reconfigured spaces: This image illustrates the reconfigured spaces on the ground floor, where a former, historic fireplace is now located within the corridor by the fire exit.

Ground floor

Room 19a - Fire escapes



Plate 64
Reconfigured spaces: This image illustrates one of the reconfigured spaces, and associated fire door exits. Inset: a detail of the solid flooring on the ground floor of Phase 2, due to re-modernisation.

Ground floor

Room 20 - Berkshire Family Society Office



Plate 65

Reconfigured spaces: This image shows one of the reconfigured spaces on the ground floor: a blocked-up fireplace in the Berkshire Family Society Office.

Ground floor

Room 20 - Berkshire Family Society Office



Plate 66

Reconfigured spaces: This image provides a view of the space required for the modern stairwell within the ground floor Berkshire Family Society Office.

Ground floor

Room 20 - Berkshire Family Society Office



Plate 67

Reconfigured spaces: This image evidences a modern fire exit door and modern window.

Stair well to the first floor

Room 19b - Modern stair well and stair case



Plate 68

Reconfigured spaces: This image shows the scale and design of the modern stairwell

First floor

Rooms 25 and 27 - Corridor and store room



Plate 69

Reconfigured spaces: This image illustrates the downstand supporting the corridor, which is the location of a former wall that once supported a wall.

First floor
Room 26 - Exhibition Room



Plate 70
Reconfigured spaces: This image displays the reconfigured first-floor Exhibition Room, showing a series of downstands spanning the space created for the enlarged room.

First floor

Room 26 - Entrance to the Exhibition Room



Plate 71m

Reconfigured spaces: Located at the first-floor entrance to the Exhibition Room, this image illustrates reconfigured spaces with awkward angles, which indicate changes in the historic layout.

First floor

Room 26 - Exhibition Room



Plate 72

Reconfigured spaces: Within the first-floor Exhibition Room, this image shows downstands which indicate that smaller rooms were demolished to create the current larger space. Inset: a detail of the timber flooring.

First floor

Room 26 - Exhibition Room



Plate 73

Reconfigured spaces: A general view, located in the first-floor Exhibition Room, shows a view looking towards the space required for the modern stairwell.

First floor

Room 27 - Store Room



Plate 74

Reconfigured spaces: Located in the first-floor Store Room, this image shows a modern partition installed to create corridors. Inset: a detail of the timber flooring.

First floor

Room 28 - WC windows



Plate 75

Reconfigured spaces: This image, showing first-floor WC windows, illustrates modernised windows that light the water closets.

First floor

Room 27 - Store Room



Plate 76

Reconfigured spaces: A view of the first-floor Store Room, this reconfigured space is no longer legible as part of a historic house.

First floor

Room 25 - Corridor and doorway to the second floor stairwell



Plate 77

Reconfigured spaces: On the first-floor corridor and doorway to the second-floor stairwell, the ill-legibility of the space is exacerbated by accesses enclosed behind fire doors.

First floor

Room 25 - Change in floor levels along the corridor



Plate 78

Reconfigured spaces: This image illustrates the reconfigured first-floor corridor associated with changes in floor levels.



Stair well to the second floor

Room 29 - Historic stair well and stair case



Plate 79

A view of the stairwell to the second floor shows that the space for the former ground-to-first-floor stairwell has been filled in.

Second Floor

Room 30 - Landing



Plate 80

Condition issue: Severe historic damp staining is visible on the opposite corner and adjacent wall of this room, indicating a pervasive moisture issue within the external fabric.

Second Floor

Room 30 - Landing



Plate 81

This image, a view from the second-floor landing, shows a modernised window lighting the stairwell.

Second Floor

Room 30 - Landing



Plate 82

This is a view of the second floor landing.

Second floor

Room 31 - East Room



Plate 83

This view shows the detailing the plain architectural finish of the servants' area. Features are consistent with secondary accommodation, evidenced by original basic skirting boards, plain architraves, and the complete absence of decorative coving, picture rails, or dado rails.

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Yeomanry House

Second floor

Room 30 - East Room



Plate 84

This view shows that the surrounding plaster exhibits general evidence of historic dampness.

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Yeomanry House

Second floor

Room 32 - Corridor



Plate 85

Reconfigured spaces: This image shows the reconfigured spaces where the corridor is off-set to meet the edge of a former fireplace.

Second floor

Room 33 - Bathroom



Plate 86

Condition issue: A general view of the severe historic damp actively manifesting below the window.

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Second floor

Room 33 - Bathroom



Plate 87

Condition issue: A detailed view of the severe historic damp actively manifesting below the window.

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Yeomanry House

Second floor

Room 33 - Bathroom



Plate 88

Reconfigured spaces: This image shows the reconfigured space where modern bathroom facilities were installed with limited regard to the value of the historic fabric.

Second floor

Room 33 - Bathroom



Plate 89

Condition issue: This image, located in the second-floor Bathroom, indicates a condition issue with small areas of historic damp around modern fixtures.

Second floor

Room 34 - Kitchen



Plate 90

Building regulations will require glazed units in front of these windows and new ventilation fixtures to replace the window ventilation once secured.

Second floor
Room 34 - Kitchen



Plate 91

This image shows modern roof timbers to indicate the extent of refurbishment in this part of the property.

Second floor

Room 34 - Kitchen



Plate 92

This image provides a view confirming the presence of floorboards in the second-floor Kitchen.

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Second floor

Room 35 - Central room



Plate 93

This is a general view of the central room.

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Second floor

Room 35 - Central room



Plate 94

This image shows a view of the fireplace that still offers ventilation.

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Yeomanry House

Second floor

Room 36 - West room (front)



Plate 95

This image provides a general view of the non-decorative skirting and architrave, which are typical in this part of the property.

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Second floor

Room 36 - West room (front)



Plate 96

This image provides evidence of the modernised window lighting the room.

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Yeomanry House

Second floor

Room 36 - West room (front)



Plate 97

Condition issue: This image provides evidence of historic damp, possibly still actively, manifesting through the wallpaper in the corner.

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Yeomanry House

Second floor

Room 36 - West room (front)



Plate 98

A general view of the partition sub-dividing the rooms.

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Yeomanry House

Second floor

Room 37 - West room (rear)



Plate 99

This image provides a historic window lighting the room.

Appendix 11

Yeomanry House

Second floor

Room 37 - West room (rear)



Plate 100

This is a view of the fire place that no longer offers ventilation.

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Yeomanry House

Second floor

Room 37 - West room (rear)



Plate 101

This image shows a modern casement inserted next to the former fire place.

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Yeomanry House

Second floor

Room 37 - West room (rear)



Plate 102

This is a rare example of bespoke furnishings within the room.

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Yeomanry House

Phase 3 wing

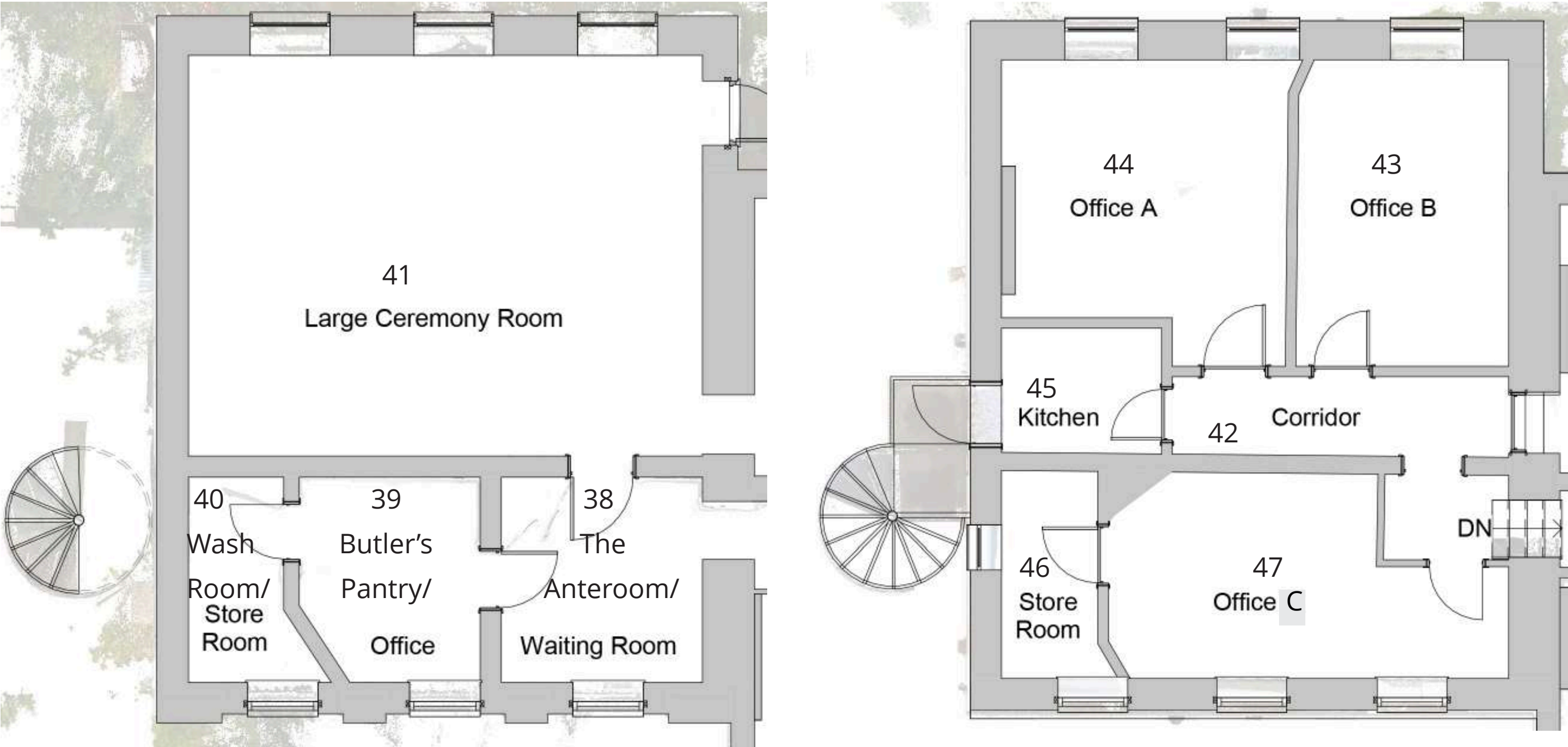


Figure 3: These floor plans show the original room layout on the ground floor, left, and the sub-divided spaces on the first floor, right.

Ground Floor

Room 38 - The anteroom



Plate 103

The anteroom is characterised by decorative groin vaulting.

Ground Floor

Room 38 - The anteroom



Plate 104

The anteroom’s six over six sash window has tri-folding shutters.

Elaborate architraves and door cases are attached to the wall panelling and situated beneath the lintel of the wall connecting Phases 1 and 3. Inset: a detail of the timber flooring.



Ground Floor

Room 38 - The anteroom



Plate 105

The anteroom features high, decorative skirting boards.

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Ground Floor

Room 38 - The anteroom



Plate 106

A wall-mounted pull-cord light switch in the anteroom adjoining the drawing room. It consists of a round, moulded ceramic base plate fixed to the wall, housing the switch mechanism.

Ground Floor

Room 39 and 40 - The butler's pantry and washroom



Plate 107

The butler's pantry room has a timber floor and the inserted wall has simpler skirting detailing and lower height than the pantry. The skirting on the exterior wall of the butler's pantry is very makeshift compared to the well-made, inserted-wall skirting.

Ground Floor
Room 39 and 40 - The butler's pantry and washroom



Plate 108

This angled wall that cuts into window architrave. The angled wall cutting into the window architrave is often seen when an original room layout (like a hallway or main reception room) was subdivided later to create a smaller, functional space, such as a butler's pantry or washroom. Insets: a detail of a poorly executed repair that took part of the lath and plaster ceiling with it and the timber flooring.

Ground Floor

Room 39 and 40 - The butler's pantry and washroom



Plate 109

The simpler architraves detailing between the butler's pantry and washroom.

Ground Floor

Room 39 and 40 - The butler's pantry and washroom

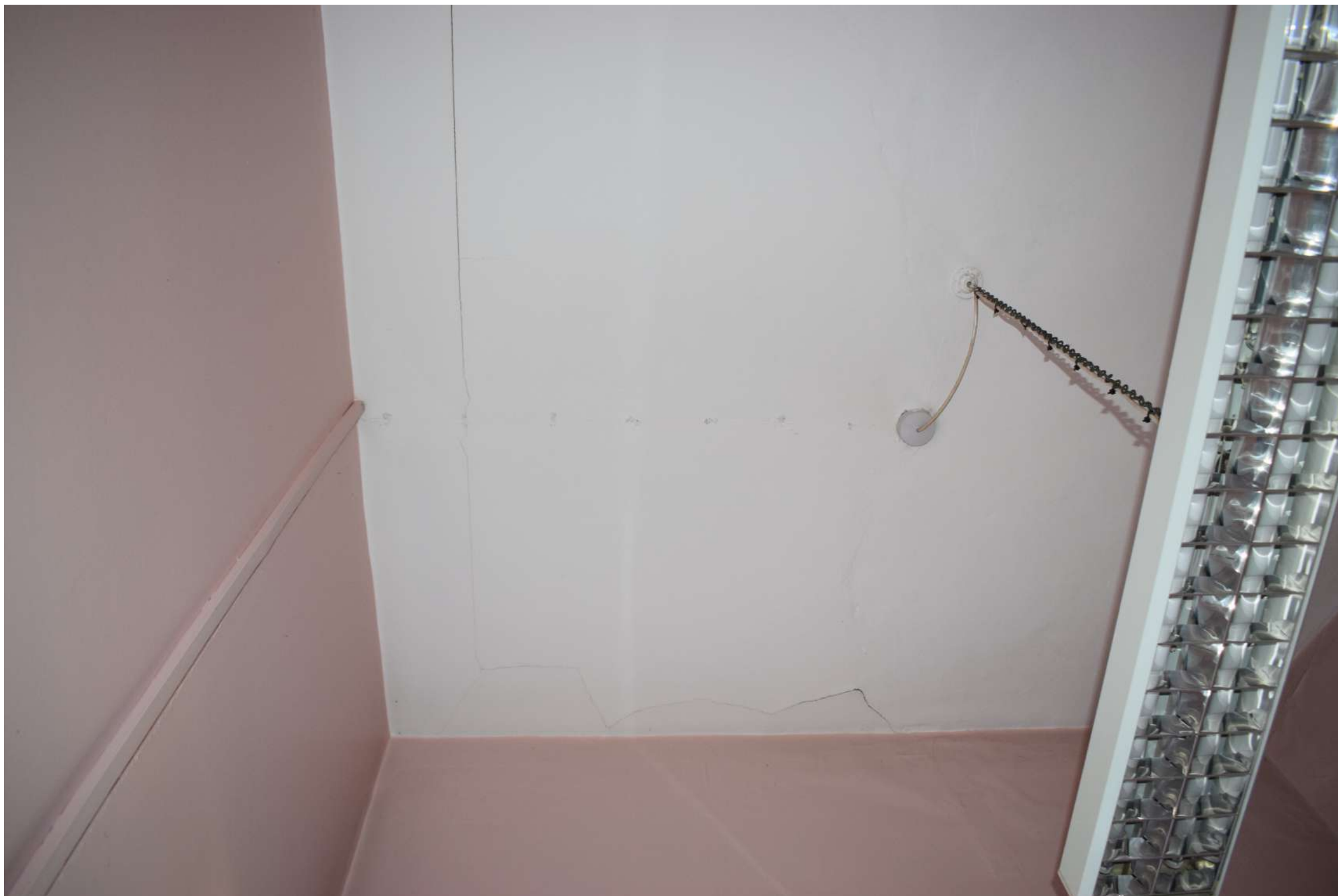


Plate 110

The butler's pantry ceiling shows cracks but is otherwise in good condition.

Ground Floor

Room 41 - The drawing room and later large ceremony room

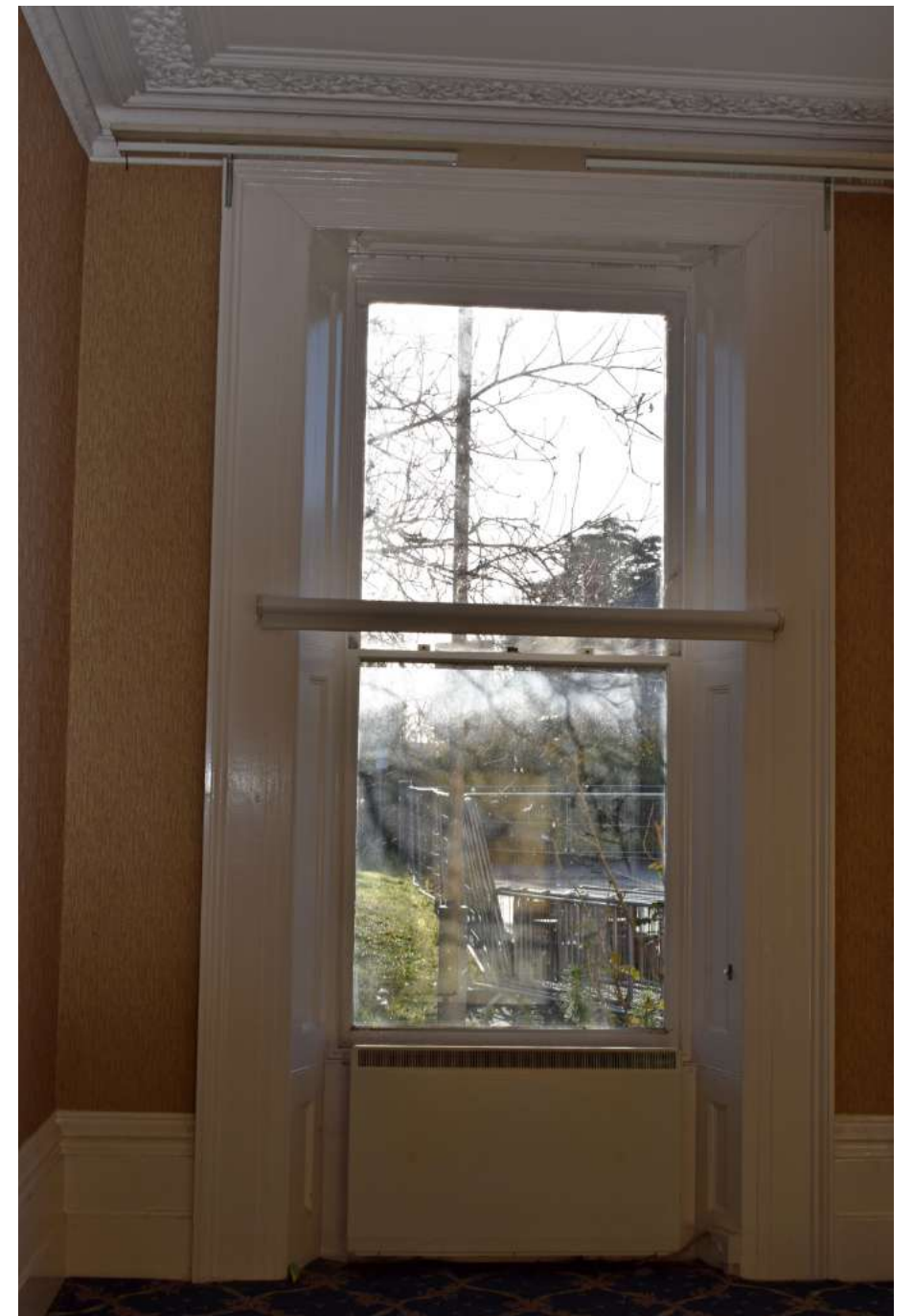


Plate 111

The three windows in the large ceremony room have the same architrave and folding shutter detailing as the anteroom but with modern panes. The large ceremony room has highly decorative cornicing, traditionally made from plaster of intricate leaf patterns, and extremely high skirting but lacks a dado rail.

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Ground Floor

Room 41 - The drawing room and later large ceremony room



Plate 112

The large ceremony room contains a central decorative ceiling rose. The ceiling is in good condition except in one corner.

Ground Floor

Room 41 - The drawing room and later large ceremony room



Plate 113

Hairline crack are visible in the ceiling of the large ceremony room require stabilisation and repair.

Ground Floor

Room 41 - The drawing room and later large ceremony room



Plate 114

Hairline cracks are also visible in the cornice of the large ceremony room require stabilisation and repair.

Ground Floor

Room 41 - The drawing room and later large ceremony room



Plate 115

There is damp seen behind very wet wallpaper in the opposite corner. Inset: a detail of the timber flooring.

Ground Floor

Room 2 - The corridor wall partition sub-dividing Rooms 3 and 4 (the small ceremony room and the deputy office)



Plate 116

The central wall partition was installed across the cornice, with Egg-and-Dart decoration below, and the skirting both continue in the corridor.

First floor

Room 42 - Corridor partition



Plate 117

This corridor partition was installed to create independent access to Office C and the Waiting Room.

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First floor

Room 42 - Corridor partition installed to create independent access to Office C and the Waiting Room



Plate 118

The wall for the corridor interrupts the coving where the steps rise, strongly suggesting this wall was inserted later.

First floor

Room 42 - Corridor steps



Plate 119

The change in floor levels accommodates the high ceilings of the anteroom and the later-added drawing room.

Appendix 11

Yeomanry House

First floor
Room 42 - Modern corridor Phase 3 wing



Plate 120

The skirtings in the eastern corridor are high and highly decorative, and there is a picture rail indicating a sub-division of a significant room, now Offices A and B and the kitchenette.

First floor
Room 43 - Office B



Plate 121

The skirtings are high and highly decorative for a private first floor room and the coving matches that in the corridor. Historically lit by three windows, it is now lit by a single sash window.

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First floor
Room 43 - Office B



Plate 122

A possible storage area. Inset: a detail of the timber flooring.

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First floor
Room 43 - Office B



Plate 123
In Office B, a damp stain caused by water ingress into the ceiling, affecting what appears to be a modern and historic coving. Inset: a detail of the timber flooring.

First floor
Room 44 - Office A



Plate 124

Matching skirtings and covings are seen in Office A, indicating sub-division. Historically lit by three windows, it is now lit by two sash windows. The damage above one of the windows in Office A may need to be checked for structural movement.

First floor
Room 44 - Office A



Plate 125

A damp stain caused by water ingress into the ceiling, affecting what appears to be a modern and historic coving.

First floor
Room 44 - Office A



Plate 126

The hairline cracks in the coving seen above the fire place.

First floor
Room 45 - Kitchenette



Plate 127

The kitchenette and its corridor interrupt the original size of the room also sub-divided into Office A and Office B.

First floor
Room 45 - Kitchenette



Plate 128
The doorway to the kitchenette appears to be a modern insertion. Inset: a detail of the timber flooring.



First floor

Room 42 - Modern corridor Phase 3 wing



Plate 129

The modern corridor partition interrupts the original size of the sub-divided room.

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First floor

Room 43 - Office B



Plate 130

The angled wall sub-divided the front rooms historically. The damage above one of the windows in Office A may need to be checked for structural movement.

First floor

Room 47 - Office C



Plate 131

An angled corner former fireplace indicates this addition post-dates the sub-division created by the angled wall.

First floor

Room 47 - Office C



Plate 132

Two windows lit this space, originally three one over two sash windows.

First floor

Room 47 - Office C



Plate 133

The roofline of Office D has a different slope to the adjacent room because it is narrower than the adjacent bedroom over the original drawing room. Asymmetry in Georgian and Victorian buildings often signals a difference in the room's width or is evidence of later construction or alteration. The geometry of a simple pitched roof dictates that for a consistent ridge height, a narrower room below will result in a steeper ceiling slope (pitch).

First floor

Room 47 - Office C



Plate 134

An angled corner feature on the skirting in Office D, seen here in front of the modern partition, indicates a historic change in room plan. Inset: a detail of the timber flooring.



First floor
Room 46 - Store



Plate 135

This angled wall that cuts into window architrave. The angled wall cutting into the window architrave is often seen when an original room layout (like a hallway or main reception room) was subdivided later to create a smaller, functional space.

It is lit by an additional casement window.

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First floor
Room 46 - Store



Plate 136

The shelving dates to the adjacent office room. The skirting in Office D are much higher than in the side room, indicating it is a more minor room. Inset: a detail of the timber flooring, showing replacement floorboards.

