

B35 - DRY STORE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls –finishes not present. Traditional lime plaster to masonry reinstated with embedded waterproofing membrane as consented.

Ceiling – brickwork to be cleaned and allowed to dry out. Repairworks to above terrace should resolve all damp ingress. Traditional lime plaster to masonry introduced. Plastered finish preferred as the space is used as a food storage area.

B36 - STORE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – a mix of stone and brickwork. Fabric cleaned and consolidated with repointing in matching lime mortar.

Ceiling – a mix of stone and brickwork. Fabric cleaned and consolidated with repointing in matching lime mortar. Cast iron elements cleaned and redecorated to protect from rust.

B37 - STORE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – brickwork with modern paint finish and masonry shelving to west wall. Modern paint to be cleaned off and substrate consolidated with lime mortar repointing to match. Retained as exposed brickwork.

Ceiling – masonry vault with modern paint finish. Modern paint to be cleaned off and substrate consolidated with lime mortar repointing to match. Retained as exposed brickwork.

B38 - HALL

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



CEILING

NOTES

Walls – plaster to masonry with modern paint finish. Modern paint to be cleaned off and plaster repaired like for like.

Ceiling – plaster to masonry vault with modern paint finish. Modern paint to be cleaned off and plaster repaired like for like.

B39 - PLANT

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – a mix of plaster and brickwork. Fabric cleaned and consolidated with repointing in matching lime mortar. Plaster repaired like for like.

Ceiling – a mix of stone and brickwork. Fabric cleaned and consolidated with repointing in matching lime mortar. Cast iron elements cleaned and redecorated to protect from rust.

B40 - FLOWER ROOM

Condition June 2025



NORTH ELEVATION



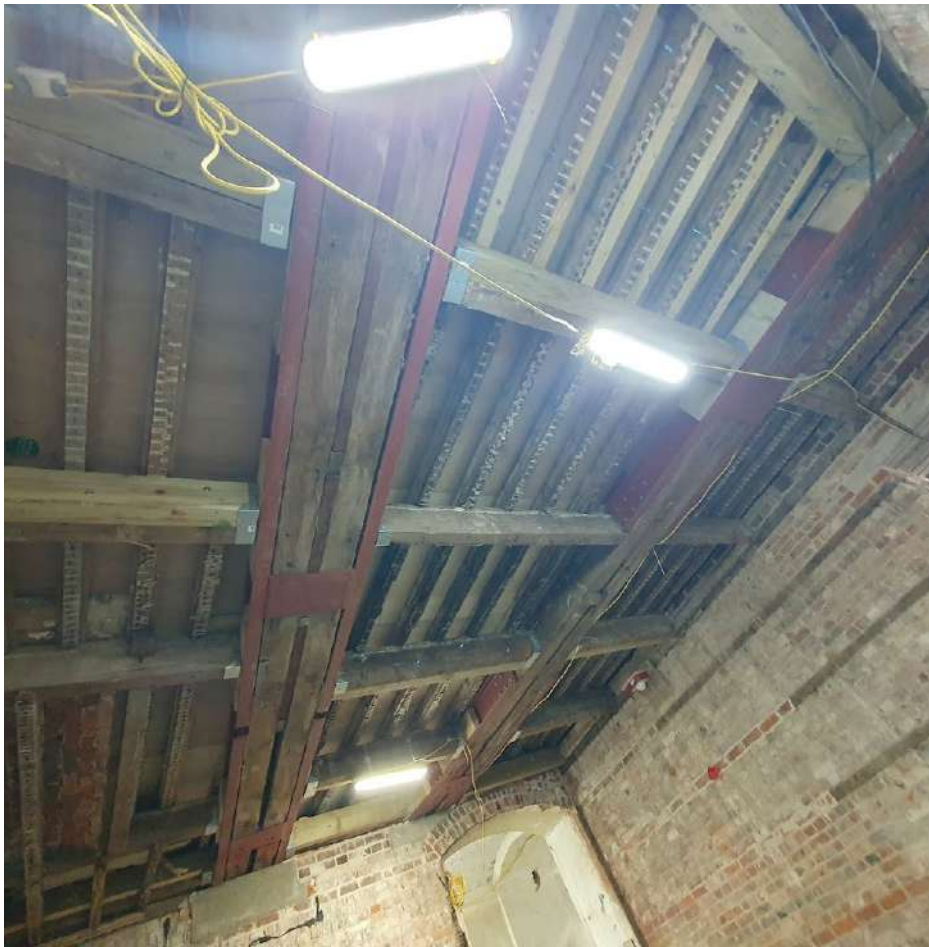
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



CEILING

NOTES

Walls – historically lath and plaster with modest cornice. Fabric historically missing due to severe decay. To be reinstated in lath and plaster walls with cornice profile matching adjacent B41 where example remnants are available.

Ceiling – historically lath and plaster with modest cornice. Fabric historically missing due to severe decay. To be reinstated in lath and plaster.

B41 - ESTATE PRODUCE ROOM

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – historically lath and plaster with modest cornice. Fabric historically mostly missing due to severe decay. To be reinstated in lath and plaster walls with cornice profile matching existing.

Ceiling – historically lath and plaster with modest cornice. Fabric historically missing due to severe decay. To be reinstated in lath and plaster.

B42 - NORTH CORRIDOR

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – a mix of render (some lime, some cement). Render to be repaired and reinstated in matching materials. Cement render if not causing damage will not be removed but simply repaired. If damp issues present or cement render blown the complete area will be replaced in traditional lime to masonry.

Ceiling – historically lath and plaster, sections since removed as consented due to severe decay. Fabric to be consolidated and new dropped ceiling introduced as consented to provide essential MEP routes with minimal impact to historic fabric.

B43 - EAST STAIRS

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – lime plaster to masonry in poor condition. To be repaired and consolidated and missing sections reinstated in traditional lime plaster to masonry.

Ceiling – severely decayed and damaged lath and plaster. Proposal is to remove the decayed fabric and reinstate in like for like traditional lath and plaster ceiling. No cornice present as historically servants' area.

B44 - PRIVATE STORE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – masonry and cleaned as consented. To be retained as brickwork and consolidated with lime mortar to match adjacent.

Ceiling – vaulted masonry and cleaned as consented. To be retained as brickwork and consolidated with lime mortar to match adjacent. Exposed cast iron beam to be cleaned and decorated to protect from rust.

B45 - MAP ROOM

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



CEILING

NOTES

Walls – a mix of modern cement and plaster in very poor condition. Proposed to carefully remove the cracked and damaged sections and repaire/reinstate in traditional lime plaster to masonry. Lower section was altered in C20th to have a timber dado, since decayed and removed.

Ceiling – ceiling partially covered with modern plasterboards since removed and a section already missing. Historically lath and plaster, however the location below severely damaged north wing has caused it to decay. Proposal is to reinstate in lath and plaster as consented with existing cornice repaired.

B46 & B47 - FAMILY LIFT AND WC

Condition June 2025



NORTH ELEVATION



EAST ELEVATION

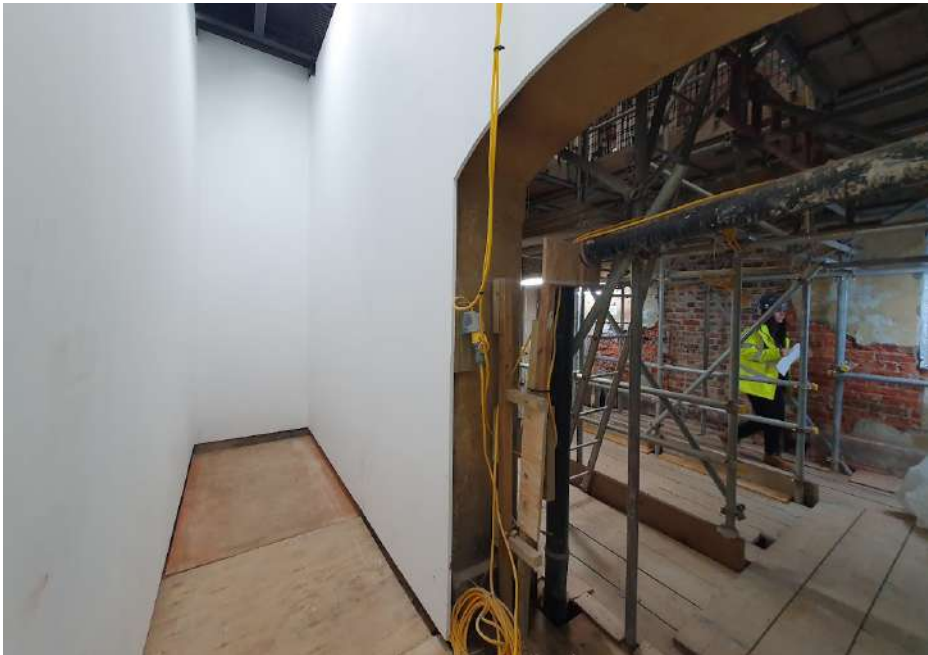
NOTES

Walls – area severely decayed and no fabric present. New works as consented to create a lift shaft and new WC.

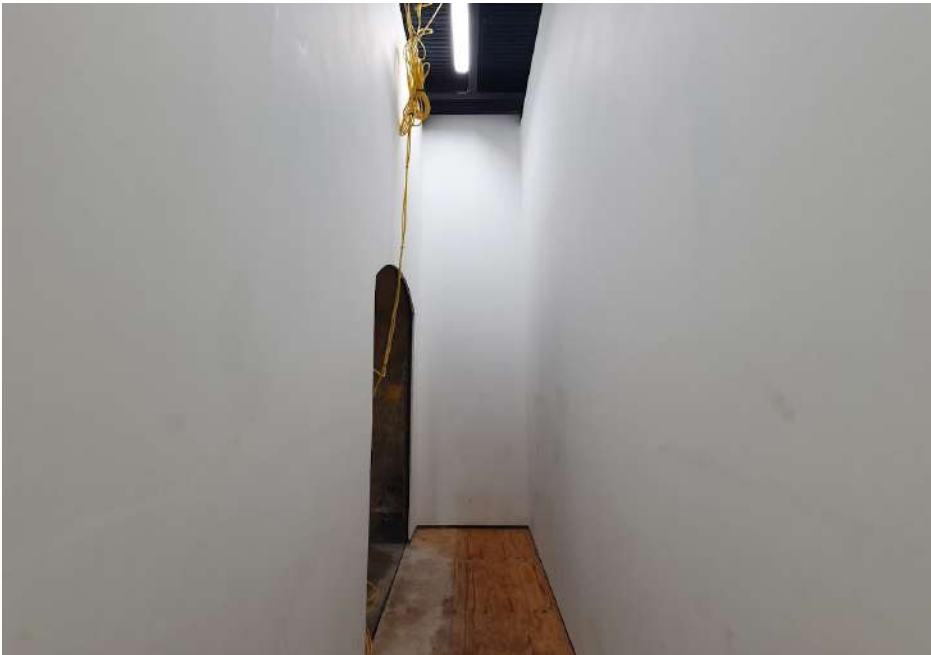
Ceiling – area severely decayed and no fabric present. New works as consented to create a lift shaft and new WC.

B49 - RISER

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES
Walls – masonry consolidated and lined
Ceiling – removed to form a service riser as consented

B50 - SECURITY OFFICE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



CEILING

NOTES

Walls – some remnants of the original lath and plaster finish remain, however the entire room is severely decayed and the proposal is to reinstate in new like for like lath and plaster finish with aim to retain south wall if supporting timber structure reasonably sound.

Ceiling – some remnants of the original lath and plaster ceiling remain, however the entire room is severely decayed and the proposal is to reinstate in new like for like lath and plaster. Cornice will be retained and repaired.

B51 - ENTRANCE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – a mix of exposed brickwork and plaster to masonry finish. Walls to be cleaned of modern paint and consolidated. Lime plaster to masonry to be reinstated to all wall surfaces.

Ceiling – a mix of modern plasterboard, decayed lath and plaster and underside of pugging. It is proposed to introduce new like for like lath and plaster ceiling.

B52 - CORRIDOR

Condition June 2025



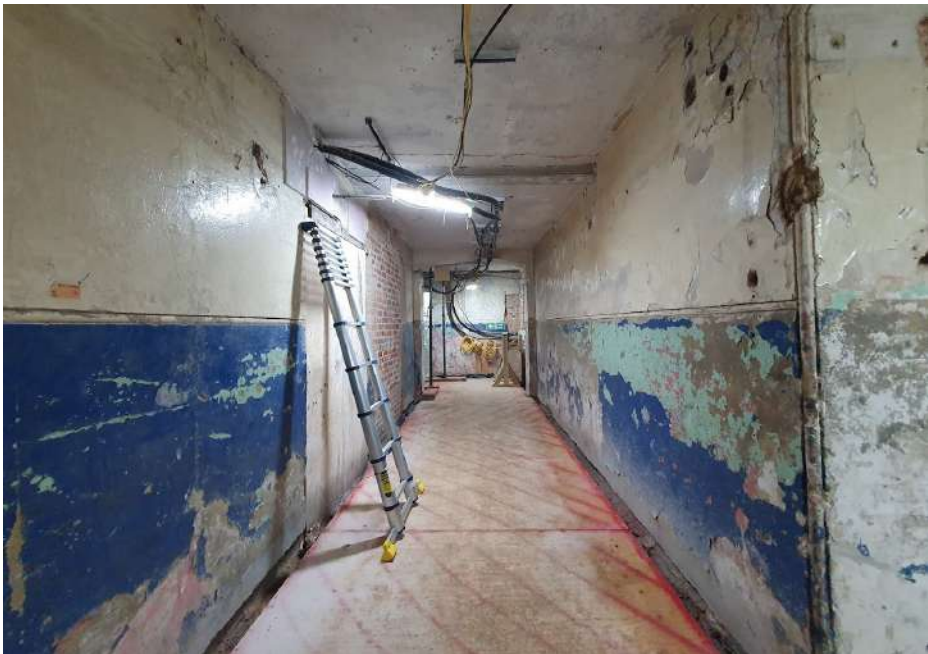
NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – a mix of render (some lime, some cement). Render to be repaired and reinstated in matching materials. If not causing damage, cement render will not be removed but simply repaired. If damp issues present or cement render blown the complete area will be replaced in traditional lime to masonry.

Ceiling – lath and plaster in reasonable condition. Proposal is to consolidate and repair like for like with traditional lime plaster.

B53 - CINEMA ROOM

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – a mix of render (some lime some cement). Render to be repaired and reinstated in matching materials. South wall render to be removed and replaced with waterproofing membrane and lime render as consented.

Ceiling – originally lath and plaster ceiling. Consent has been granted via NMA/ LBS 2024 to remove the existing ceiling and reveal the brick masonry arches.

B54 & B55 - BUTLER'S PANTRY

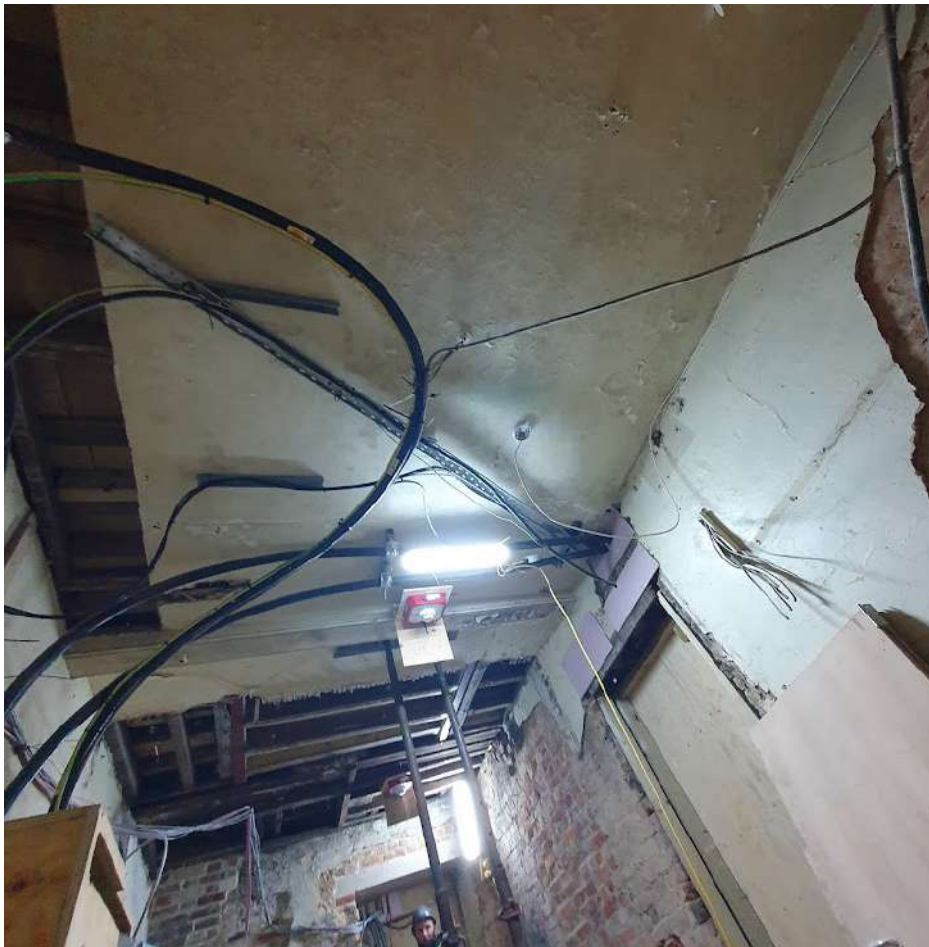
Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – a mix of cement and plaster render in very poor condition. Any remnants to be removed and wall finish reinstated in traditional lime plaster to masonry.

Ceiling – modern ceiling in sections and partially removed. Ceiling to be consolidated and modern dropped ceiling introduced to provide essential MEP route through the building.

B56 - HALL

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – a mix of render (some lime, some cement). Render to be repaired and reinstated in matching materials. Cement render if not causing damage will not be removed but simply repaired. If damp issues present or cement render blown the complete area will be replaced in traditional lime to masonry.

Ceiling – lath and plaster in poor condition and missing in sections. Proposal is to replicate in new like for like lath and plaster ceiling.

B57 - DOG WASH

Condition June 2025



NORTH ELEVATION



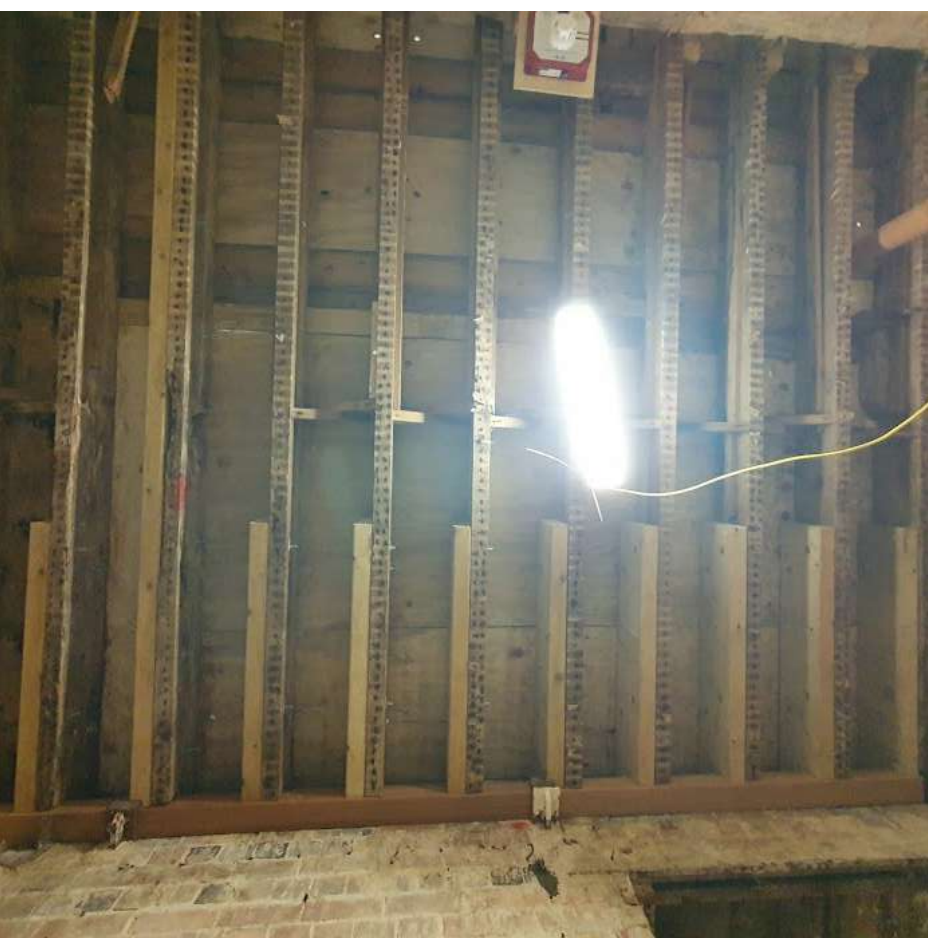
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



CEILING

NOTES

Walls – all finishes absent. New tiled finish to be introduced with cavity drain to south wall.

Ceiling – all finishes absent. New modern ceiling suitable for a wash area to be introduced.

B58 - STAIRS

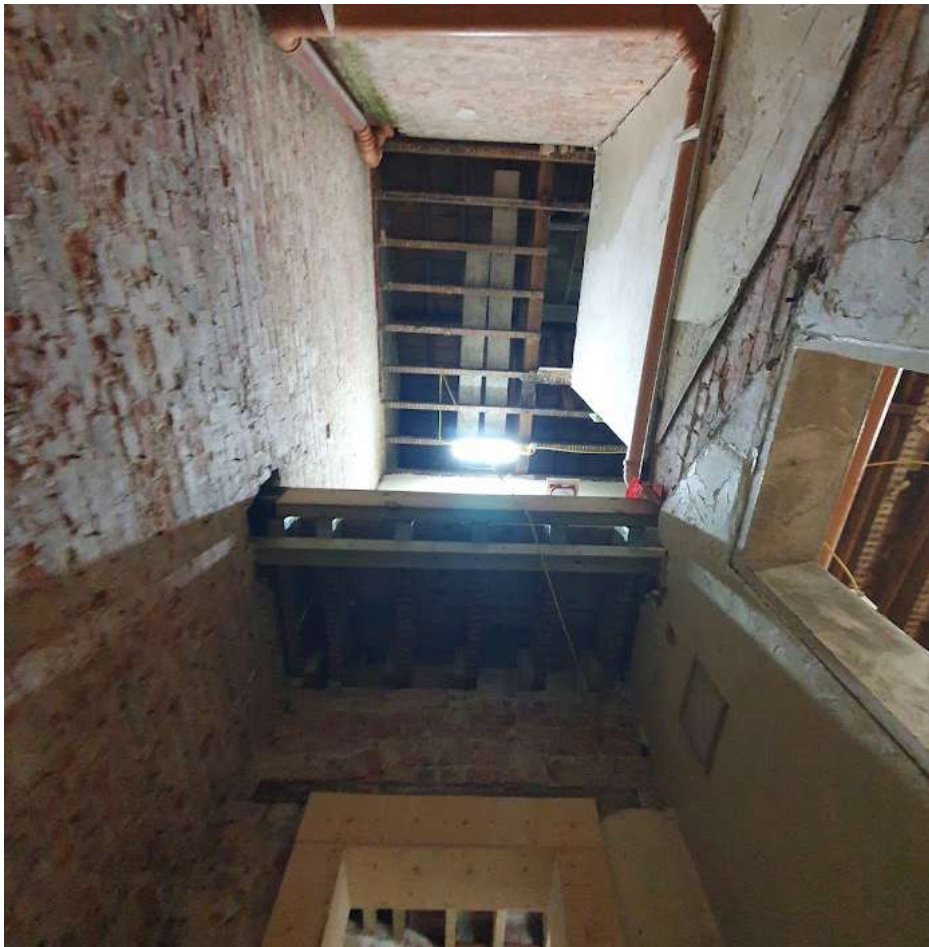
Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – most finishes absent. Traditional plaster to masonry to be reintroduced with modern waterproofing membrane to south wall as consented.

Ceiling – all finishes absent. Lath and plaster ceiling to work with reinstated stair to be reintroduced.