

B27 - BIN STORE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – masonry walls with shelving marks and modern paint. To be cleaned of any modern paint and decoration residue and consolidated. Repointed as required in traditional lime mortar to match adjacent and retained as exposed brickwork.

Ceiling – decayed lath and plaster ceiling removed. Ceiling to be reinstated in modern acoustic ceiling to comply with acoustic requirements of back of house and G8 library environment separation.

B28, 29, 30 -

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – area heavily altered in C20th. Walls rendered in cement, fragments carefully removed due to delamination and cracking. Partitional wall carefully deconstructed for reinstatement as consented due to lack of foundations. At deconstruction it was discovered that east section is fully constructed of blockwork, as is the blocked fireplace. All modern render to be removed and walls reinstated in traditional lime plaster to masonry as appropriate finish in C19th basement.

Ceiling – north section mostly modern plasterboard and modern decayed south section removed in 2019. Currently all modern ceiling fabric removed and to be reinstated in modern acoustic ceiling to comply with acoustic requirements of back of house and G9-12 family area environment separation.

B31 - STAIRS

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



EAST (STAIRS)



WEST ELEVATION

NOTES

Walls – a mix of render (some lime some cement) and painted brickwork below the stairs. 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. Areas with painted brickwork cleaned and refinished in breathable masonry paint.

Ceiling – stone cantilever landing ceiling throughout. Stone to be carefully cleaned and treated for any mould. New freestanding ceiling below introduced as consented to run essential MEP services without impacting the cantilever stone.

B31 - EAST SERVICE 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 – central section all masonry vaults with mostly lime render. To be repaired and consolidated like for like. Northern section historically lath and plaster since removed, as consented, due to severe decay. North section ceiling to be reinstated in lath and plaster.

B32 - CATERING KITCHEN

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 and simply repaired. If damp issues present or cement render blown the complete area will be replaced in traditional lime to masonry.

Ceiling – previously modern plasterboard, historically lath and plaster. Currently all modern ceiling fabric removed and to be reinstated in modern acoustic ceiling to comply with acoustic requirements of back of house and G13 dining area environment separation.

B33a,b,c - COLD STORE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – area stripped from modern cement and plasterboard finishes as well as modern tiling. Area was previously converted into bathrooms. Wall finish to be reinstated in traditional lime plaster to masonry.

Ceiling – modern plasterboard ceiling stripped due to decay and harm to fabric. To be reinstated in lath and plaster. Front section vaulted and reinstated in traditional lime plaster to masonry.

B33d - PLANT

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



CEILING

NOTES

Walls – fabric absent. Traditional lime plaster to masonry to be introduced.

Ceiling – sections in stone and masonry. Stone sections cleaned and left undisturbed, vaulted areas plastered in lime plaster to masonry.

B34 - WASHING/REFUSE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – finishes not present. Traditional lime plaster to masonry reinstated.

Ceiling – finishes not present. Traditional lime plaster to masonry reinstated.