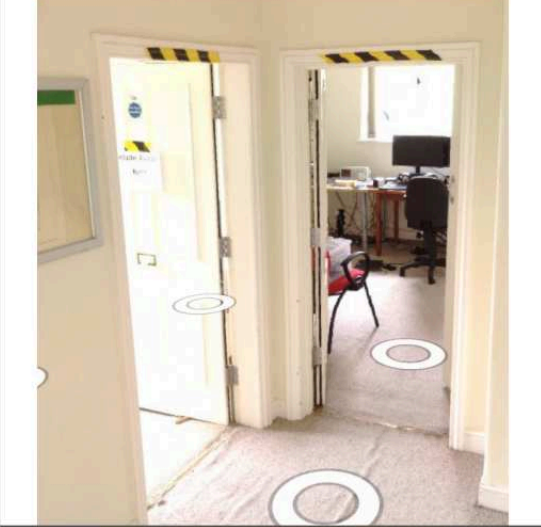
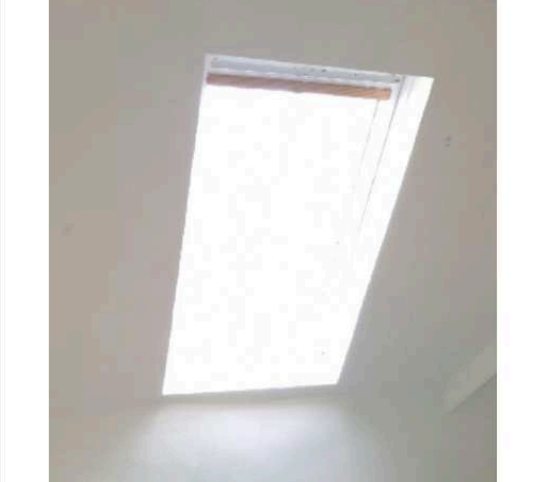
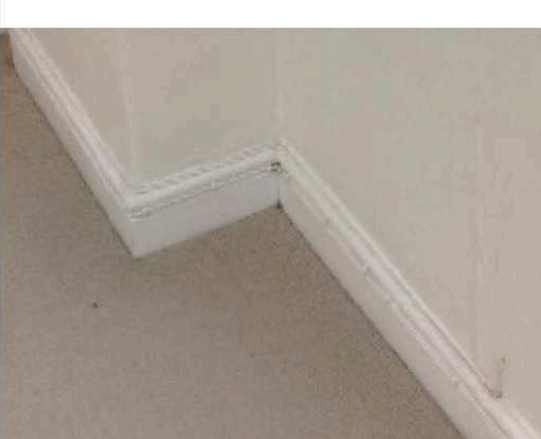
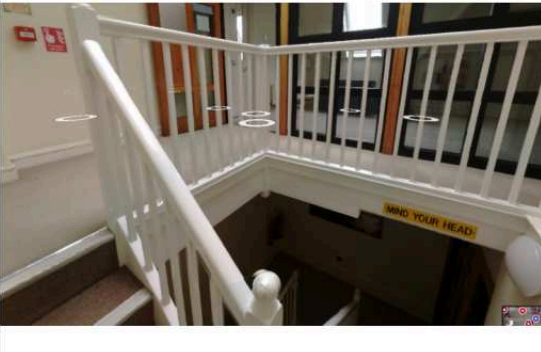


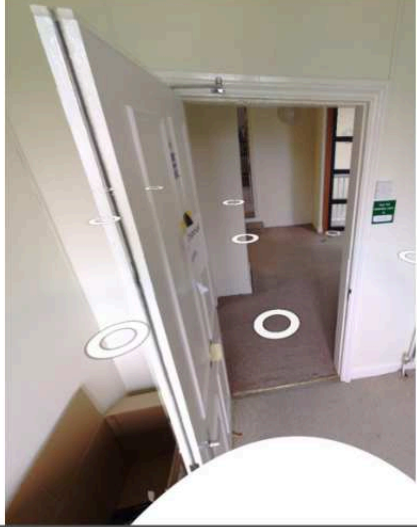
SECOND FLOOR

Second Floor | Staircase 2 & Lobby

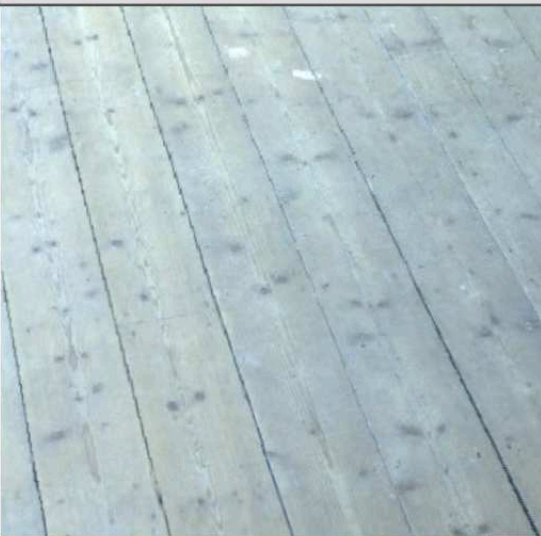
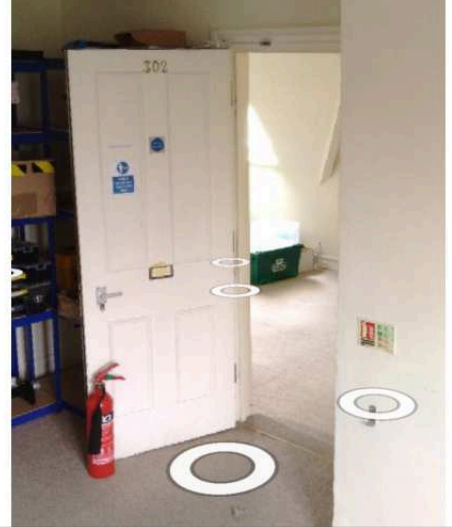
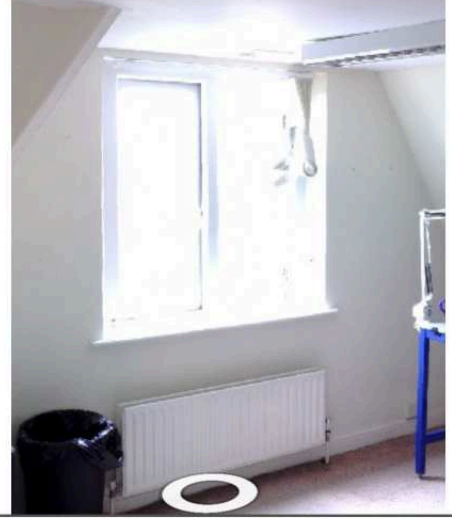
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber	
Doors / Architraves		Fire door and screen with contemporary door and window frames		Remove	Drawing Number - 088-XX-02-11521 Annotation / Room - Staircase 2
		Timber panelled fire door with architrave		Retain panelled doors (strip/sand and repaint)	Drawing Number - 088-XX-02-11120 Annotation / Room - Staircase 2
		Timber panelled fire door with architrave		Door removed and opening blocked up to create new en-suite WC for Guest Bedroom 06	Drawing Number - 088-XX-02-11521 Annotation / Room - Staircase 2
Windows		Roof light		Replace existing roof light with double glazed to match existing	Drawing Number - 088-XX-03-11130 Annotation / Room - 1.4
		Velux style openable roof lights		Velux window replace with heritage roof light	Drawing Number - 088-XX-03-11130 Annotation / Room - 1.4
Skirting		Skirting moulding		Retain and refurbish as necessary	
Others		White painted timber back stair with simple detail		- Retain balustrade: sand/re-paint - Wood floor under carpet? Investigate if existing timber boards are good enough quality to refurbish. If not, lay new character grade timber floor (on top of existing heritage timber floor)	Drawing Number - 088-XX-02-11120 Annotation / Room - Staircase 2
		Steps		New carpet to replace existing	Drawing Number - 088-XX-02-11120 Annotation / Room - Staircase 2
Cornicing				No cornicing existing at 2nd floor level. Proposed does not add any cornicing here	

Second Floor | Room 300 - Proposed Guest Bedroom 05 (Combined with Room 304)

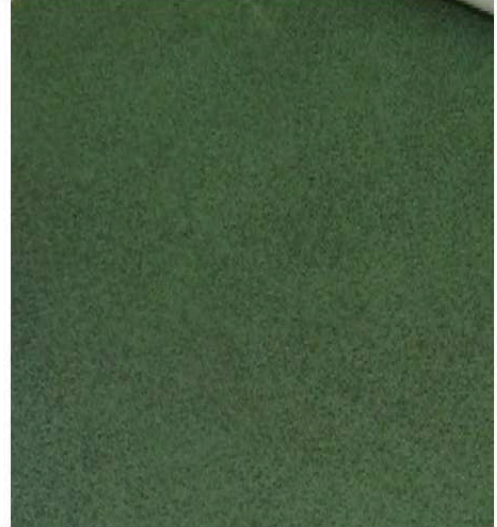
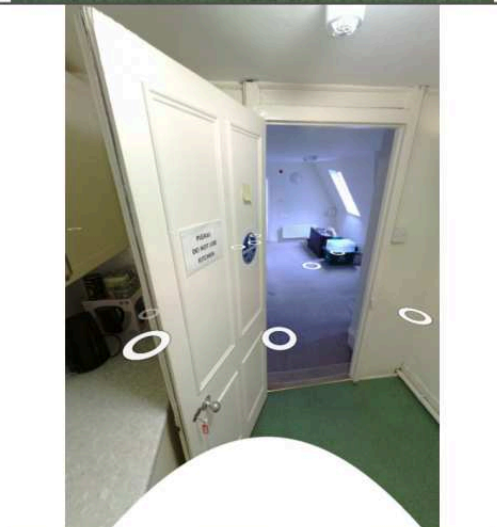
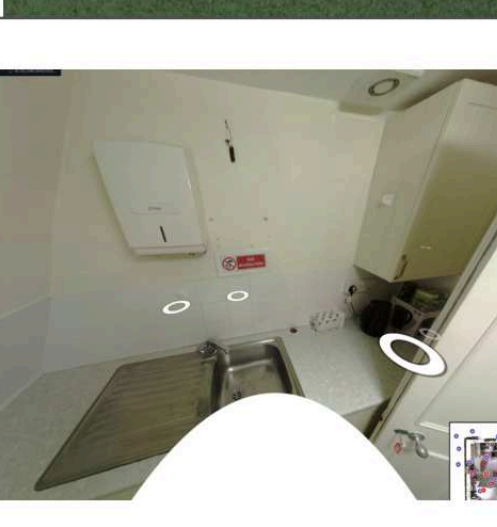
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber. Tiled in new original timber floor	

Doors / Architraves		Fire door with ornate architrave, panelled timber door		Retain all interior panelled doors (strip and re-paint)	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 05
Windows		Original window with stone mullions and leaded glazing bars		Restore stone mullion window including leaded glazing bars.	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 05 Window Number - W2.11
		Existing timber window White painted timber casement window with surface mounted curtain rail and poor quality curtains		Strip and re-paint windows and remove any curtain fittings	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 05 Window Number - W2.10
Skirting		Skirting moulding		Replace with a simple Victorian skirting	
Joinery/Fixtures/Fitting		Poor quality timber open shelves		Joinery timber open shelves – remove – poor quality	
Cornicing				No cornicing existing at 2nd floor level. Proposed does not add any cornicing here	

Second Floor | Room 302 - Proposed Guest Bedroom 06

	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber	
Doors / Architraves		Fire door		Retain panelled door (strip and re-paint)	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 06
Windows		Existing timber window White painted timber casement window with surface mounted curtain rail and poor quality curtains		Strip and re-paint windows and remove any curtain fittings	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 06 Window Number - W2.09
Skirting		Skirting moulding		Retain	
Other		Radiator		Remove radiator below window	Drawing Number - 088-XX-02-11521 Annotation / Room - Room 302
Cornicing				No cornicing existing at 2nd floor level. Proposed does not add any cornicing here	

Second Floor | Room 303 - Proposed Ensuite to Proposed Guest Bedroom 06

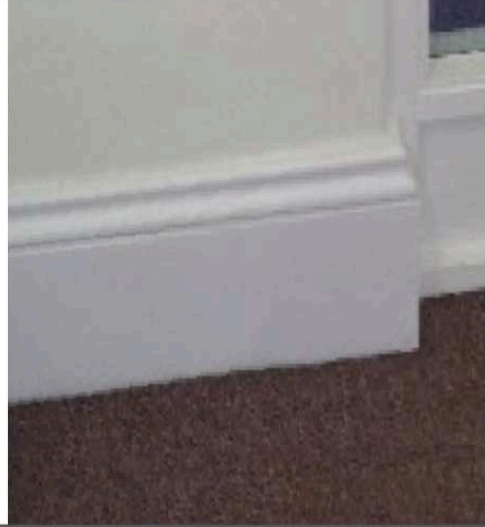
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Vinyl floor		Remove vinyl and lay new tile over original (assumed) timber floor	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom WC
Doors / Architraves		Fire door with simple architrave, panelled timber door		Retain panelled door (strip and re-paint)	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom WC
Skirting		Skirting moulding at low level		Retain	
Joinery/Fixtures/Fitting		Poor quality contemporary kitchen		Remove	Drawing Number - 088-XX-02-11521 Annotation / Room - Room 303
Cornice				No cornicing existing at 2nd floor level. Proposed does not add any cornicing here	

Second Floor | Room 301 - Proposed Linen Store

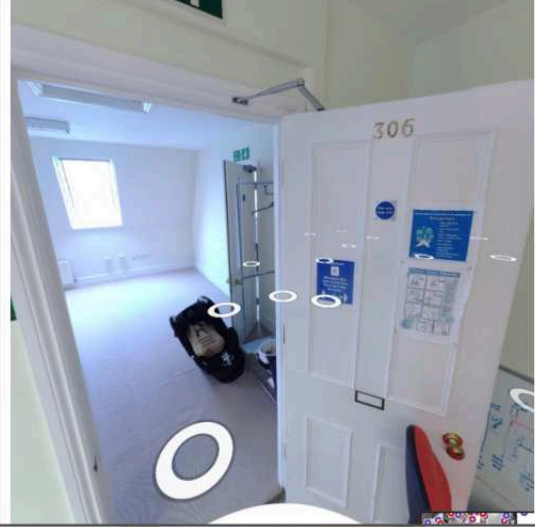
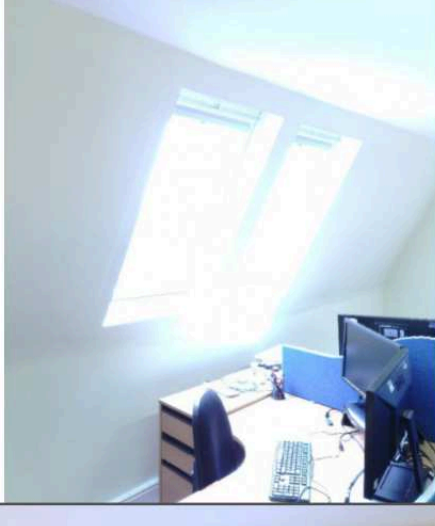
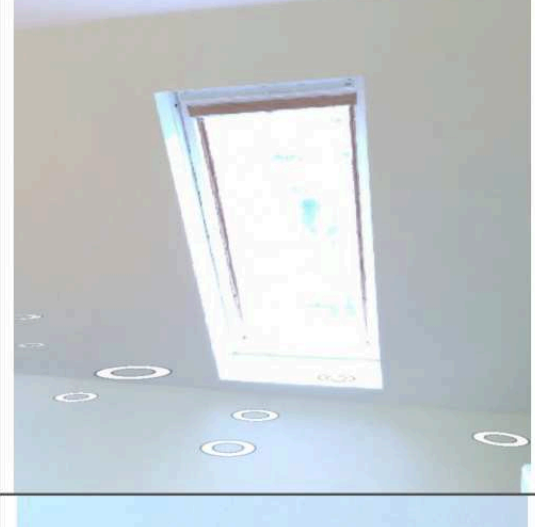
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
General Note				To be used as Linen Store – so all features can remain	
Doors / Architraves				Retain panelled door (strip and re-paint)	

Second Floor | Room 305 - Proposed Hall / Reading Nook /Coffee / Work Snug

	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber	
Doors / Architraves		Fire door with architrave, panelled timber door and exposed self closer.		Retain panelled doors (strip and re-paint)	Drawing Number - 088-XX-02-11120 Annotation / Room - Living Room 4

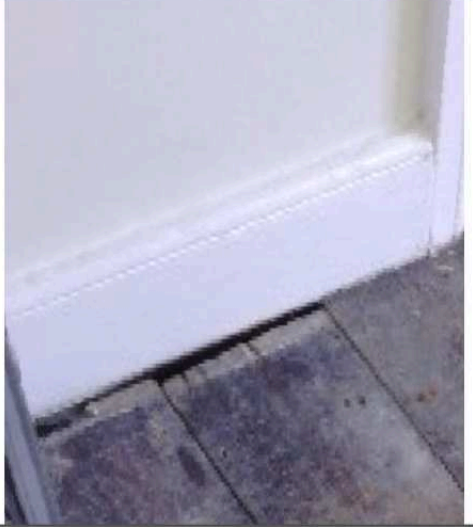
Windows		Velux style openable roof lights		Velux window to be replaced with new heritage roof light.	Drawing Number - 088-XX-03-11130 Annotation / Room - 1.4
Skirting		Skirting moulding		Retain	

**Second Floor | Room 306 - Proposed Multi Guest Bedroom 11 & Ensuite
Part Hall / Reading Nook /Coffee / Work Snug**

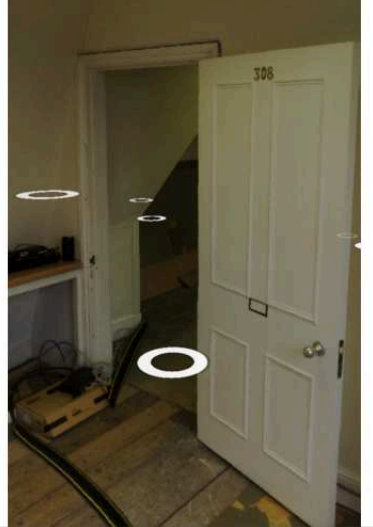
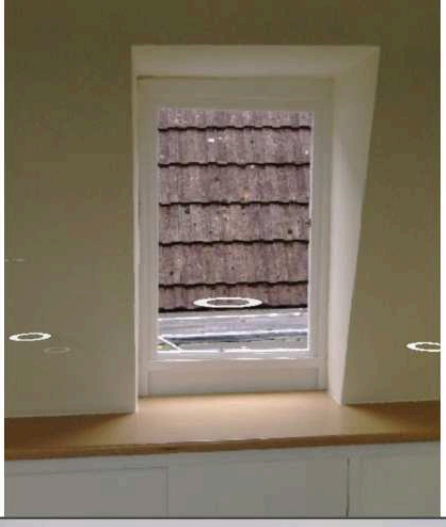
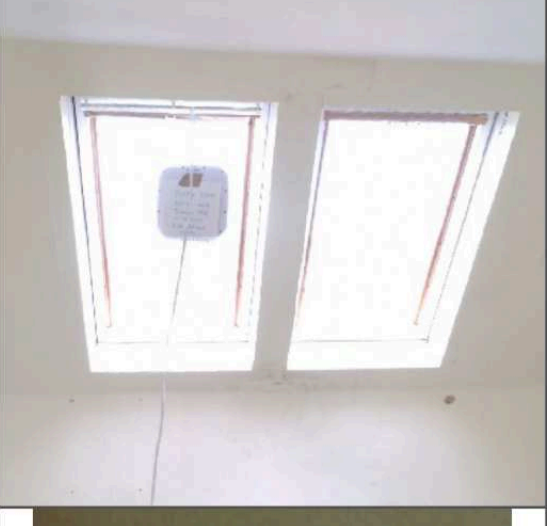
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber. New tiled floor overlaid onto timber floor in new en-suite	
Doors / Architraves		Firedoor		Retain panelled doors (strip and re-paint)	Drawing Number - 088-XX-02-11120 Annotation / Room - Multi Guest Bedroom 11
Windows		Casement timber window		Strip and re-paint windows and remove any old curtain or blind fittings	Drawing Number - 088-XX-02-11120 Annotation / Room - Multi Guest Bedroom 11
		Velux style openable roof lights		Velux roof lights to be removed and replaced with dormer window. See fabric removal plans and proposed elevations for details.	Drawing Number - 088-XX-02-11521 Roof light number - W2.11, W2.10
		Velux style openable roof lights		Velux window to be replaced with new heritage roof light.	Drawing Number - 088-XX-03-11130 Annotation / Room - 1.4
Skirting		Skirting moulding at low level		Retain	

Second Floor | Room 307 - Proposed Guest Bedroom 08

	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber. New tiled floor overlaid onto timber floor in new en-suite	
Doors / Architraves		Fire door with architrave, panelled timber door and exposed self closer.		Panelled doors removed and opening blocked up. See proposed drawings for details.	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 08

Windows		Original window with stone mullions and leaded glazing bars		Restore stone mullion window including leaded glazing bars. Remove surface fixed curtain rail.	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 08 Window Number - W2.05
Skirting		Skirting moulding		Retain and reinstate when new partition is added for en-suite. New skirting to match to existing.	
Cornice					
Joinery/Fixtures/Fitting		Poor quality timber open shelves		Remove	
Period Feature		Fire place surround and mantle with original insert and hearth		Retain and refurbish	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 08
Proposed Ensuite				- To be tiled floor and tiled walls - New bathroom door in panelled style to match existing	

Second Floor | Room 308 - Proposed Ensuites 07 & 08

	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		New tiled floor over existing timber floor	
Doors / Architraves		Fire door with architrave, panelled timber door and exposed self closer.		Panelled doors removed and opening blocked up. See proposed drawings for details.	
Windows		White painted timber framed window		Casement - retain and repaint	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 07 WC Window Number - W2.16
		Velux style openable roof lights		Velux roof lights to be removed and replaced with dormer window. See fabric removal plans and proposed elevations for details.	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 08 WC Window Number - W2.02
Skirting		Skirting moulding		Remove as wall in en-suites will be tiled	
Joinery/Fixtures/Fitting		Cupboards		Remove	Drawing Number - 088-XX-02-11521 Annotation / Room - Room 308

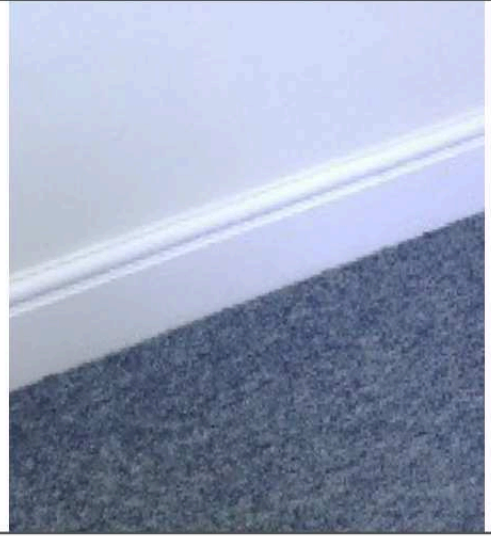
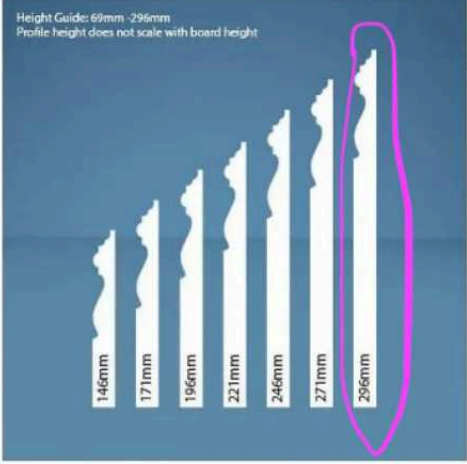
Cornice				No corning existing at 2nd floor level. Proposed does not add any corning here	
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Second Floor | Room 309 - Proposed Guest Bedroom 09

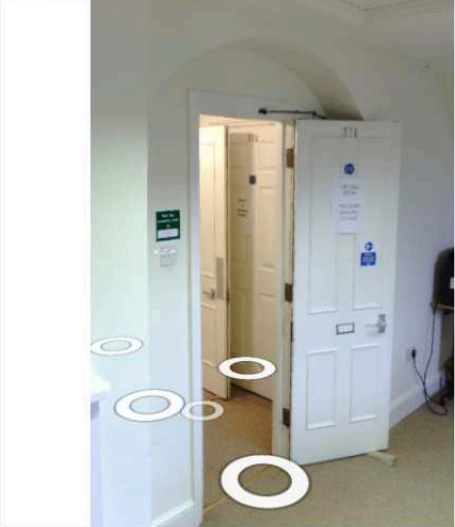
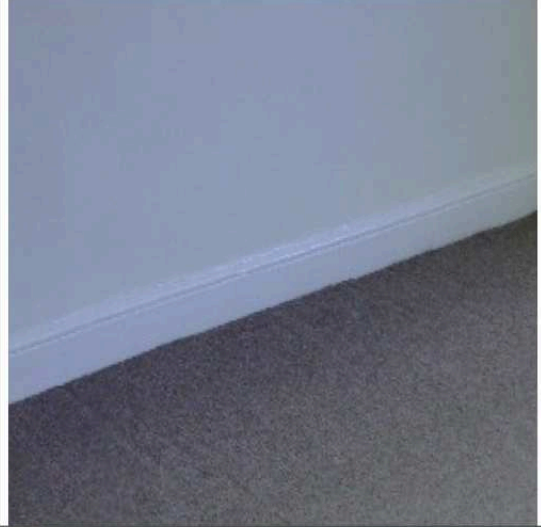
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		New tiled floor over existing timber floor	
Doors / Architraves		Timber panelled door with chamfered edge, door frame and architrave		Retain existing angled panelled door (re-paint)	
Windows		Original window with stone mullions and leaded glazing bars		Restore stone mullion window including leaded glazing bars. Remove surface fixed curtain rail.	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 07 Window Number - W2.01
		Original window with stone mullions and leaded glazing bars		Restore stone mullion window including leaded glazing bars. Remove surface fixed curtain rail.	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 07 Window Number - W2.15
Skirting		Skirting moulding at low level		Replace with higher profile victorian skirting 196mm high	
Period Feature		Fireplace surround and mantel with ornate insert. Fireplace hearth location evident.		Retain and refurbish	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 07
Cornice				No corning existing at 2nd floor level. Proposed does not add any corning here	

Second Floor | Room 310 - Proposed Hall

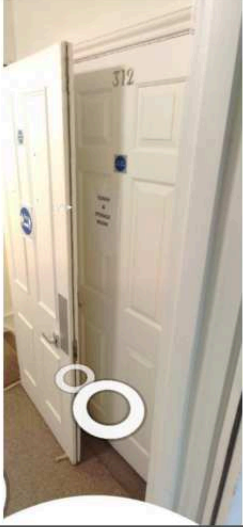
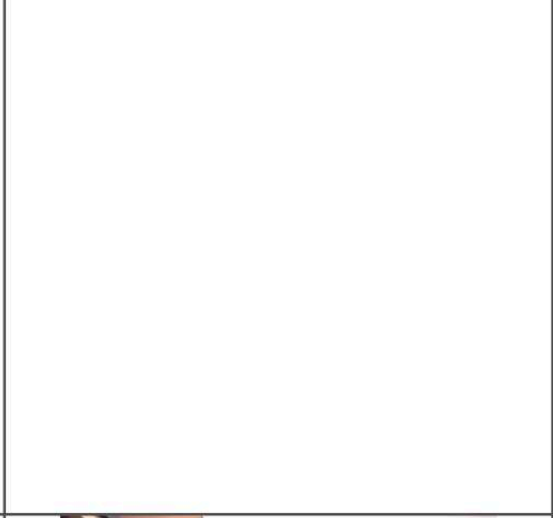
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber	
Doors / Architraves		Fire door with ornate architrave, panelled timber door		Remove	

Windows		Velux style openable roof lights		Velux window to be replace with new heritage roof light.	Drawing Number - 088-XX-03-11130 Annotation / Room - 1.4
Windows		Contemporary glazed screen with blind		Remove	
Skirting		Skirting moulding		Replace with higher profile victorian skirting 196mm high	
Others		Radiator		Remove	Drawing Number - 088-XX-02-11521 Annotation / Room - Room 310
Cornice				No cornicing existing at 2nd floor level. Proposed does not add any cornicing here	

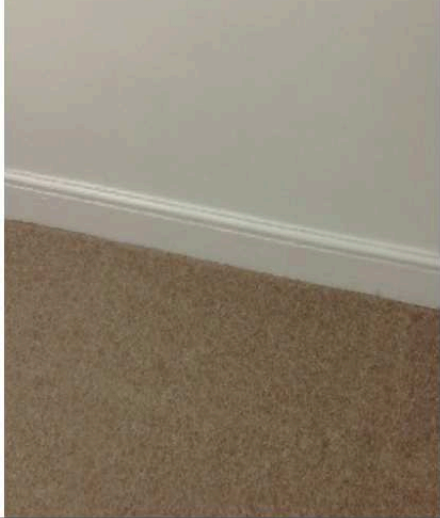
Second Floor | Room 311 - Proposed Guest Bedroom 10 & Ensuite

	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber	
Doors / Architraves		Fire door with architrave, panelled timber door and exposed self closer. Door in large arched recess suggesting original larger opening		Existing panelled door in arched recess retain and repaint	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 10
Windows		Window		Casement – retain and repaint	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 10 Window Number - W2.06
Skirting		Low level skirting moulding		Replace with higher profile victorian skirting 196mm high	
Period Feature		Fireplace surround and mantel with ornate insert and raised hearth		Retain and refurbish. Check inset hearth/brick and tiling to see if good quality/replace if not, check hearth)	Drawing Number - 088-XX-02-11120 Annotation / Room - Guest Bedroom 10
Cornice				No cornicing existing at 2nd floor level. Proposed does not add any cornicing here	

Second Floor | Store

	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Carpet		Retain	Drawing Number - 088-XX-02-11120 Annotation / Room - Storage
Doors / Architraves		Fire door with ornate architrave, panelled timber door		Retain and repaint	Drawing Number - 088-XX-02-11120 Annotation / Room - Storage
Ceiling				Retain	Drawing Number - 088-XX-02-11120 Annotation / Room - Storage
Skirting				Retain	Drawing Number - 088-XX-02-11120 Annotation / Room - Storage
Joinery/Fixtures/Fitting		Cupboard		Remove shelving	
Cornice				No cornicing existing at 2nd floor level. Proposed does not add any cornicing here	Drawing Number - 088-XX-02-11120 Annotation / Room - Storage

Second Floor | Staircase 3 & Lobby

	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber	
Doors / Architraves		Fire door with architrave, panelled timber door and exposed self closer.		Retain and repaint	Drawing Number - 088-XX-02-11120 Annotation / Room - Staircase 3
Skirting		Skirting moulding at low level		Use the same Victorian skirting circa 196mm high	
Others		Timber staircase balustrade with solid timber infill		Sand and repair existing timber treads if condition is ok otherwise overlay with new carpet. Sand and re-paint handrail	Drawing Number - 088-XX-02-11120 Annotation / Room - Staircase 3
Cornice				No cornicing existing at 2nd floor level. Proposed does not add any cornicing here	
