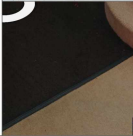
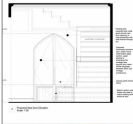


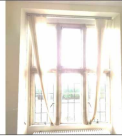
GROUND FLOOR

Ground Floor | Entrance Hall & Staircase 1

	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	Drawing Number - 088-XX-00-11100 Annotation / Room - Entrance Hall 1
		Entrance Matting		Investigate, restore if possible, or overlay with new character timber (with possible tiled area to vestibule of rear Entrance Hall with current heritage arched door)	Drawing Number - 088-XX-00-11100 Annotation / Room - Vestibule
Doors/ Architraves		Entrance Door		Retain all panelled doors (strip, re-stain to less mahogany red and less shiny)	Eastleigh Court Front Door Drawing Number - XX
		Internal Doors		Retain all panelled doors (strip, re-stain to less mahogany red and less shiny)	
Skirting				Replace low skirting with taller Victorian style (See Reference)	
Cornice				Upgrade inconsistent cornice to Gothic period style (See Reference)	
Joinery/Fixtures/Fitting		Reception Desk. Surface mounted poor quality shelf which looks like a modern addition.		Remove	
Staircase		Staircase / Balustrade which is seen in plans dating back to 1958. Ornate carved spindles and bannister.		Retain/sand/re-stain staircase (less red/orange/glossy)	

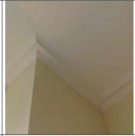
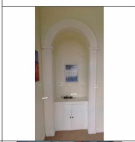
Ground Floor | Lounge / Reception

	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	Drawing Number - 088-XX-00-11100 Annotation / Room - Lounge / Reception
Doors / Architraves		Archway		Retain Arch	Drawing Number - 088-XX-00-11100 Annotation / Room - Lounge / Reception

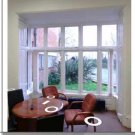
Doors / Architraves		Internal Doors	Retain all panelled doors (strip, re-stain to less mahogany red and less shiny)	Drawing Number - 088-XX-00-11100 Annotation / Room - Lounge / Reception
Windows		Original windows	Restore stone mullion window including leaded glazing bars. Remove surface fixed curtain rail.	Drawing Number - 088-XX-00-11100 Annotation / Room - Lounge / Reception Window Number - W0.03
Skirting		Skirting moulding with exposed plastic covered conduits	Replace low skirting with tall Victorian	
Cornice		Moderately elaborate cornicing	Retain but add extra Gothic detail to existing cornice (see reference image)	
Period Feature		Fireplace Surround	Restore/refurbish fireplace	Drawing Number - 088-XX-00-11100 Annotation / Room - Lounge / Reception
Ceiling			Retain existing	
Others		Radiator	Retain if possible and work otherwise replace to match	Drawing Number - 088-XX-00-11501 Annotation / Room - Reception

Ground Floor | Room 102 - Proposed Lounge / Dining

	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	Drawing Number - 088-XX-00-11100 Annotation / Room - Lounge / Dining
Doors / Architraves		Fire Door	strip/re-stain panelled door	Drawing Number - 088-XX-00-11100 Annotation / Room - Lounge / Dining
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-00-11100 Annotation / Room - Lounge / Dining Window Number - W0.02
		Bay Window added to the house in the 1920's. Stone mullions and lead glazing bars	Restore stone mullion window including leaded glazing bars. Remove surface fixed roller blinds.	Drawing Number - 088-XX-00-11100 Annotation / Room - Lounge / Dining Window Number - W0.01

Skirting		Basic moulded skirting with exposed plastic covered conduits		Inferior/too low: Replace low skirting with tall Victorian	
Cornice				Retain but add Gothic detail to existing cornice (See Reference)	
Joinery/Fixtures/Fittings		Timber bench seat looks like a modern addition of poor quality.		Remove	Drawing Number - 088-XX-00-11100 Annotation / Room - Lounge / Dining
		Arched niche & architrave with cupboards at low level		Retain & restore.	Drawing Number - 088-XX-00-11100 Annotation / Room - Lounge / Dining
Period Feature		Fireplace surround which looks like marble. No fireplace hearth or insert.		Retain and restore fireplace	Drawing Number - 088-XX-00-11100 Annotation / Room - Lounge / Dining
Ceiling				Retain	
Other		Radiator		Retain if possible and work otherwise replace to match	Drawing Number - 088-XX-00-11501 Annotation / Room - Room 102

Ground Floor | Room 104 - Proposed Games Room

	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	Drawing Number - 088-XX-00-11100 Annotation / Room - Games Room
Doors / Architraves		Fire door with exposed self closer		Strip/refurbish doors (less red, consider exposing timber if good enough quality otherwise re-paint)	Drawing Number - 088-XX-00-11100 Annotation / Room - Games Room
Windows		Timber bay window with poor quality surface mounted curtain rail and curtains.		Refurbish strip back to stained timber if possible otherwise re-paint	Drawing Number - 088-XX-00-11100 Annotation / Room - Games Room Window Number - W0.08
Skirting		Skirting moulding		Retain existing	

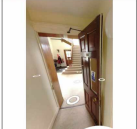
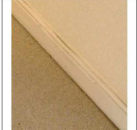
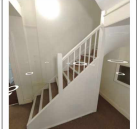
Cornice		Ornate coricing		Retain existing decorative cornice	
Period Feature		Fireplace Surround		Retain restore inner grate	Drawing Number - 088-XX-00-11100 Annotation / Room - Games Room
Ceiling				Retain	
Others		Blue coloured column radiator		Retain if possible and work otherwise replace to match	Drawing Number - 088-XX-00-11501 Annotation / Room - Room 104

Ground Floor | Room 105 - Proposed Kitchen

	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 (may need some tiling in wet zones of kitchen) - always laid on top of existing heritage floor	Drawing Number - 088-XX-00-11100 Annotation / Room - Kitchen
Doors / Architraves		Firedoor	Retain/restore/retain	Drawing Number - 088-XX-00-11100 Annotation / Room - Kitchen
		Timber glazed door with moulded bottom rail and arched fanlight. Suspended emergency exit sign	Retain/restore/retain	Drawing Number - 088-XX-00-11100 Annotation / Room - Kitchen Door Number - ED0.02
Windows		Original window with stone mullions and leaded glazing bars.	Restore stone mullion window including leaded glazing bars.	Drawing Number - 088-XX-00-11100 Annotation / Room - Kitchen Window Numbers - W0.04, W0.05, W0.06
Skirting		Basic skirting moulding with exposed plastic covered conduits	Replace low inferior skirting with grander Victorian taller profile	
Cornice		Moulded cornice consistent with coffered ceiling design	Retain	
Period Feature		Stone fireplace surround. No fireplace hearth or insert	Retain restore - add new inner / brick grate.	Drawing Number - 088-XX-00-11100 Annotation / Room - Kitchen

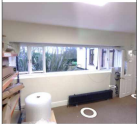
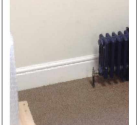
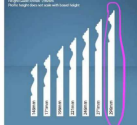
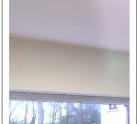
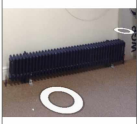
		Intricate coffered ceiling detail		Retain	
Others		Blue coloured column radiator		Retain if possible and work otherwise replace to match	Drawing Number - 088-XX-00-11501 Annotation / Room - Room 105

Ground Floor | Hall 16 Staircase 2

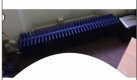
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout			Drawing Number - 088-XX-00-11100 Annotation / Room - Hallway, Staircase 1
Doors/ Architraves		Fire door with exposed self closer		Retain/restore/retain	Drawing Number - 088-XX-00-11100 Annotation / Room - Hallway, Staircase 1
		Fire door to basement with exposed self closer and modern stainless steel D handle.		Retain/restore/retain	Drawing Number - 088-XX-00-11100 Annotation / Room - Hallway, Staircase 1
Skirting		Basic timber skirting		Retain	
Staircase 2				Retain and repair. Strip and re-paint banister and handrail.	Drawing Number - 088-XX-00-11100 Annotation / Room - Hallway, Staircase 1

Ground Floor. DDA GUEST BEDROOM

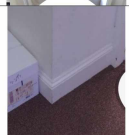
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber (may need some tiling in wet zones of kitchen) - always laid on top of existing heritage floor	Drawing Number - 088-XX-00-11100 Annotation / Room - DDA Bedroom
Doors / Architraves		Fire Door		New to match style of other 6 panelled doors	
Windows		White painted window with simple timber sill and poor quality curtain rail		Refurbish strip back to stained timber if possible otherwise re-paint	Drawing Number - 088-XX-00-11100 Annotation / Room - DDA Bedroom Window Number - W0.11

Windows				Existing window to be removed and replaced with one to match existing. See proposed elevations for details. Proposed window number is W0.10	Drawing Number - 088-XX-00-11501 Annotation / Room - 108/9
Skirting		None		Replace low inferior skirting with grander Victorian taller profile	
Cornice		None existing		New cornice in gothic style. See reference image.	
Other		Blue coloured column radiator		Retain if possible and work otherwise replace to match	Drawing Number - 088-XX-00-11501 Annotation / Room - Room 108/9

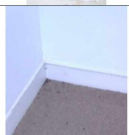
Ground Floor | Boot Room

	Photo	Description		Proposed strategy of works Retain / Restore / Celebrate	Reference
Floor		Herringbone Timber		Retain / Restore	
Doors / Architraves		Fire door with moulding, ornate architrave and exposed self closer		Door to be removed	Drawing Number - 088-XX-00-11501 Annotation / Room - 110
Windows		Original Timber Window		Refurbish strip back to stained timber if possible otherwise re-paint	Drawing Number - 088-XX-00-11100 Annotation / Room - Boot Room Window Number - W0.12
Skirting		Skirting moulding		Retain	
Cornice		Cornice moulding		Retain	
Period Feature		Fireplace		Retain and restore fireplace	Drawing Number - 088-XX-00-11100 Annotation / Room - Boot Room
Others				Retain if possible and work otherwise replace to match	Drawing Number - 088-XX-00-11501 Annotation / Room - Room 110

Ground Floor | Room 107 - Proposed DDA WC

	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		
Doors / Architraves		Panelled fire door with exposed self closer and basic architrave	Retain/restore/restain	Drawing Number - 088-XX-00-11100 Annotation / Room - DDA WC
			Both doors to be removed and infilled to allow for new DDA WC. See proposed drawings for details.	Drawing Number - 088-XX-00-11100 Annotation / Room - DDA WC
Windows		White painted timber window with metal surface mounted curtain rail and minster glazing panel	Refurbish strip back to stained timber if possible otherwise re-paint	Drawing Number - 088-XX-00-11100 Annotation / Room - Boot Room Window Number - W0.09
Skirting		Skirting moulding	Retain	
Cornice			There are not cornices in this room and none are proposed	

Ground Floor | Staircase 3

	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	Check flooring, if can be re-used, or lay new timber floor on top	
Doors / Architraves		External door	Retain/restore/restain	Drawing Number - 088-XX-00-11100 Annotation / Room - Staircase 3 Door Number - ED0.03
Windows		White painted window	Refurbish strip back to stained timber if possible otherwise re-paint	Drawing Number - 088-XX-00-11100 Annotation / Room - Staircase 3 Door Number - ED0.03
Skirting		Basic painted timber skirting	Retain and refurbish	

Stairs		Back stair with simple detailing of stringer, spindles and banister		• Check if fit for purpose risers and handrails (check timber treads condition) • Fill in understairs with cabinetry to add stability and storage • If can't be sanded / retained as timber, consider laying carpet over stairs	
Baluster & Handrail				Strip & Repaint	
Other		New opening		New opening created in wall to allow connection to staircase from rest of house	Drawing Number - 088-XX-00-11501 Annotation / Room - Staircase 3