

Easteigh Court *Room Inventory*

Date: March 2026

Version: 01

Relevant document numbers

- 088-XX-ZZ-00230-Basement Floor - Room Inventory
- 088-XX-ZZ-00200-Ground Floor - Room Inventory
- 088-XX-ZZ-00210-First Floor - Room Inventory
- 088-XX-ZZ-00220-Second Floor - Room Inventory

Introduction

The following document has been prepared in collaboration with the Heritage Consultant as well as the interior designers.

The report documents the existing condition of Eastleigh Court, focusing primarily on the historic fabric — doors, floors, joinery and historic period features.

As detailed in the Heritage Statement, Eastleigh Court has been fundamentally altered over time and therefore has an inconsistent interior featuring period features which vary in both style and quality. In order to comprehensively capture this, an inventory has been produced which describes in both photograph and written form the existing condition of every room in the house as well as any proposed alterations.

An overall interior strategy is summarised below.

- Emphasis on “Retain, Restore, Celebrate” approach for most original features
- Floors: Consistent strategy for floors: investigate, restore if possible, or overlay with new character timber
- Doors: good quality paneled doors to be stripped and re-painted
- Period Details: Retain and restore wherever possible. Upgrade of inferior or inconsistent cornices, low contemporary skirting, and reinstate inconsistent architectural details where necessary.
- Fireplaces: Restore where possible. If existing fireplace is of poor quality then in some instances the proposal is to replace with new antique/vintage Victorian Gothic fireplaces in keeping with the property’s history of style
- Stairs: Retain and Refurbish.

The Room Inventory should be read in parallel to the Design & Access Statement and Heritage Statements