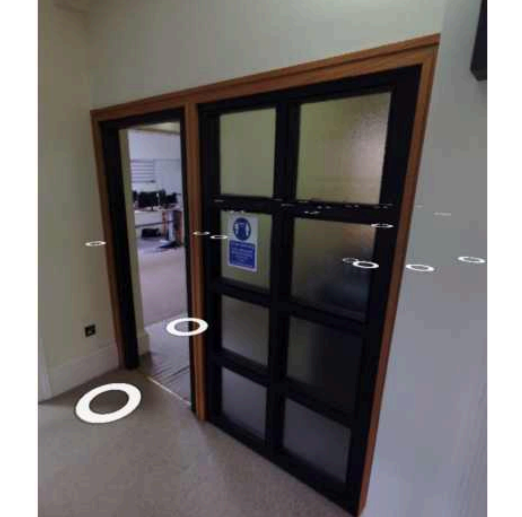
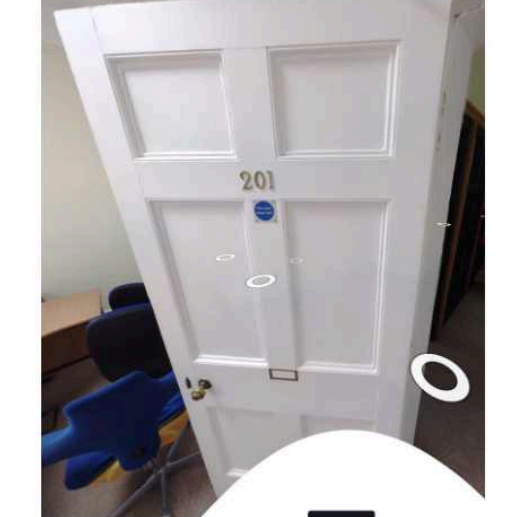
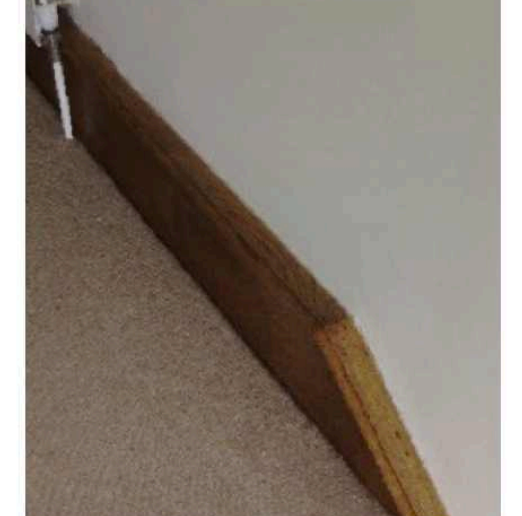
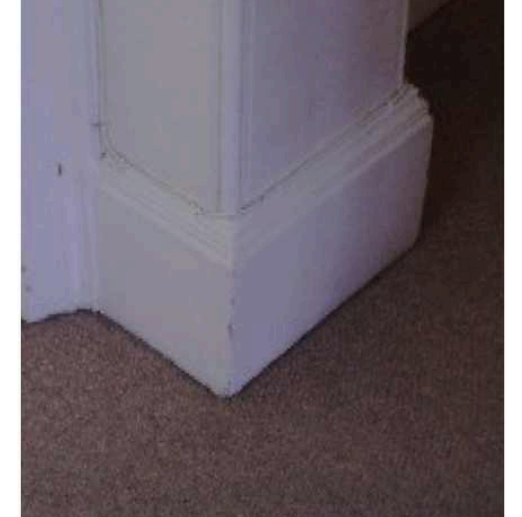
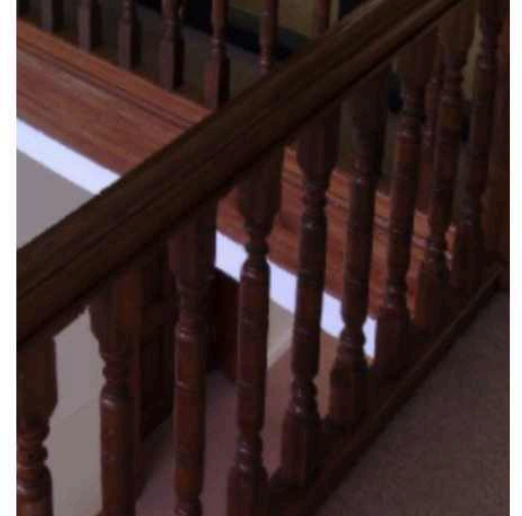


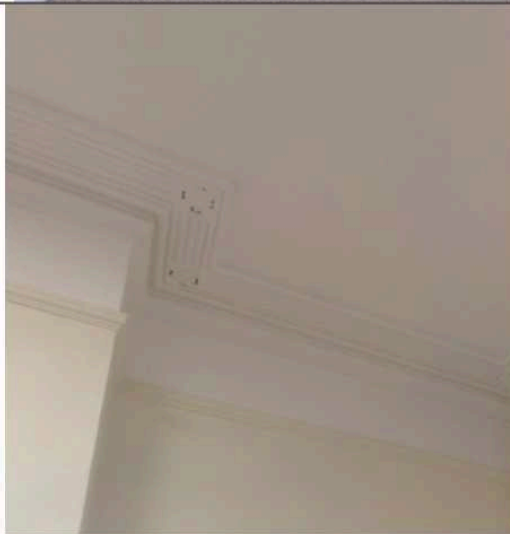
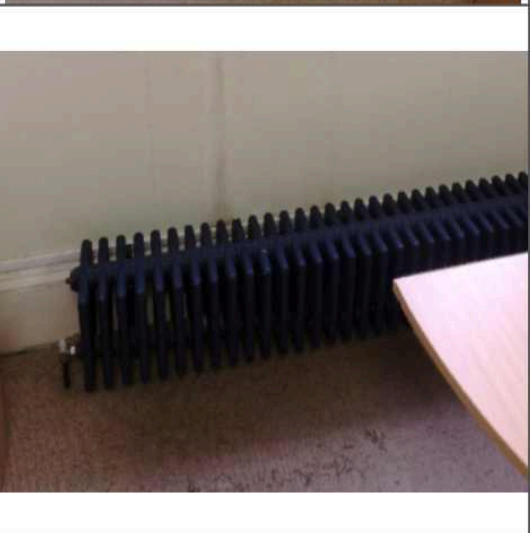
FIRST LOOR

First Floor | Staircase 1 & Landing

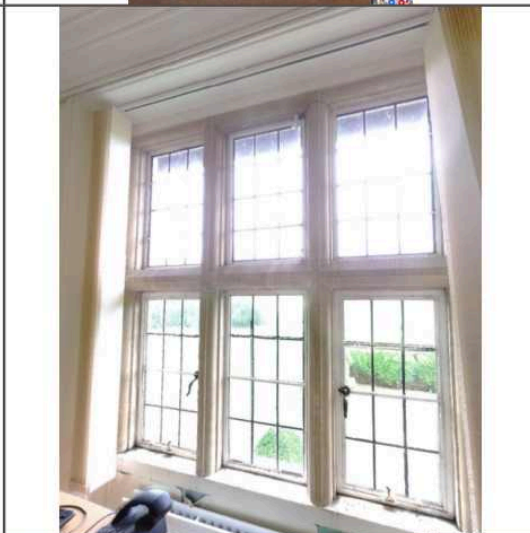
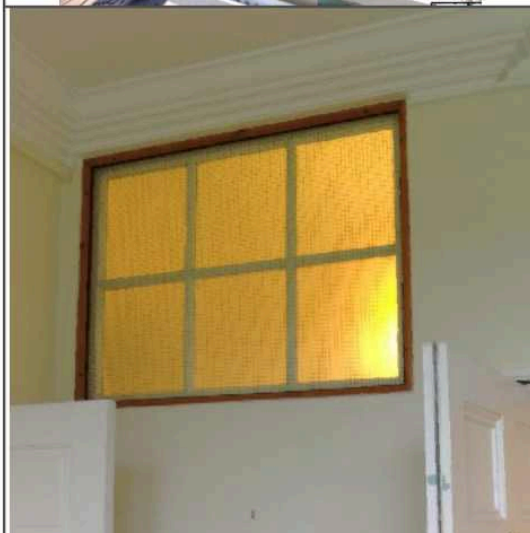
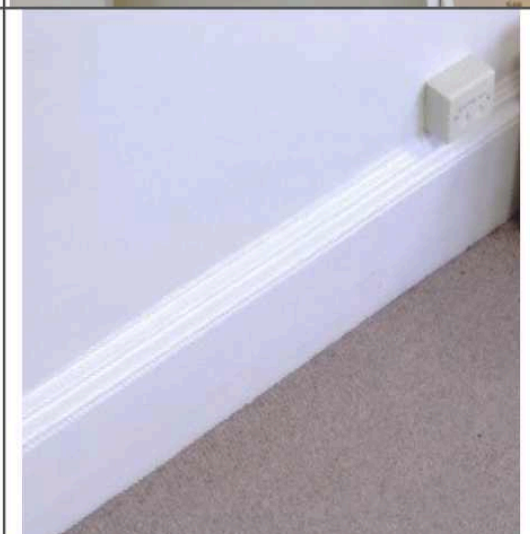
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber	
Doors / Architraves		Fire door and screen with contemporary door and window frames		See fabric removal plans	Drawing Number - 088-XX-01-11511 Annotation / Room - Landing
		Ornate architrave		Retain	Drawing Number - 088-XX-01-11110 Annotation / Room - Landing
		Poor quality timber screen with obscure glazing panel		See fabric removal plans	Drawing Number - 088-XX-01-11511 Annotation / Room - Landing
Panelled Doors				Retain panelled doors (strip/sand and re-stain or repaint). This is being retained and permanently locked shut.	Drawing Number - 088-XX-01-11110 Annotation / Room - Landing
New Bridal Suite Doors				Propose new double feature entrance doors (arched) to hero the suite and allow larger items access. Also to mirror arch of other bedrooms corridor opposite.	Drawing Number - 088-XX-01-11110 Annotation / Room - Landing
Doors / Architraves		Arched opening with beaded detail		Retain	Drawing Number - 088-XX-01-11110 Annotation / Room - Landing
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-01-11110 Annotation / Room - Staircase 1 Window Number - W1.03
Skirting		Varnished timber skirting		Retain and re-stain/de-saturate to match doors and stairs	
		Skirting moulding		Retain and re-stain/de-saturate to match doors and stairs	
Cornice		Ornate cornicing		Retain existing elaborate cornice	
Period Feature		Staircase Balustrade with turned timber spindles		Retain: sand/re-stain less red/mahogany/shiny	

Stairs Treads				Investigate, restore if possible, or overlay with new character timber	
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First Floor | Room 201 - Proposed Guest Bedroom 03

	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		Retain panelled door, repaint	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 3
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-01-11110 Annotation / Room - Guest Bedroom 3 Window Number - W1-05
Skirting		Skirting moulding		Not easy to see from photos - but possibly has some ornament/bead - if so, retain if consistent around the room	
Cornice		Ornate cornice moulding		Relatively elaborate - retain	
Joinery/Fixtures/Fitting					
Period Feature		Stone fireplace surround and mantle with ornate fireplace insert		Surround and mantel - retain and refurbish. grate/hearth retained	
Others		Blue column radiator		Retain if possible and work otherwise replace to match	Drawing Number - 088-XX-01-11511 Annotation / Room - Room 201
Others		Proposed WC		Add bathroom to this room with new inner middle pocket door in either panelled style to match others or glazed bathroom door with opaque architectural glass	

First Floor | Room 202 - Proposed Guest Bedroom 04

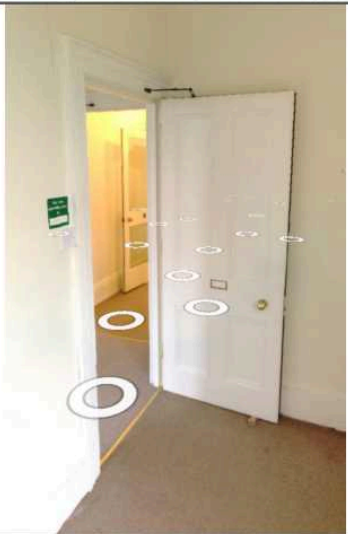
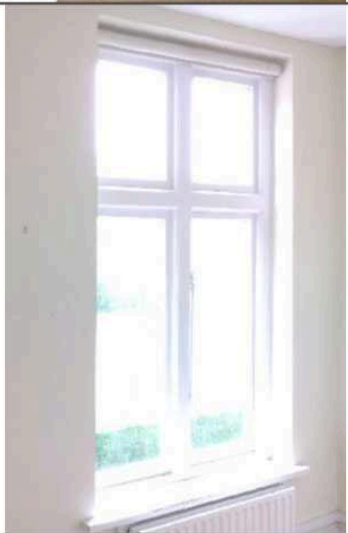
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber	
Doors / Architraves		Fire door with architrave, panelled timber door and exposed self closer		Retain panelled door, repaint	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 4
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-01-11110 Annotation / Room - Guest Bedroom 4 Window Number - W1.05
		Internal glazed window and timber glazing bars		Internal Glazed Window. Retain and refurbish.	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 4
Skirting		Skirting moulding		Retain	
Cornice		Ornate cornice moulding		Retain	
Joinery/Fixtures/Fitting		Cupboard with panelled door and architrave		Cupboard with panelled door and architrave. Retain and refurbish.	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 4
Period Feature		Stone fireplace surround and mantle with what appears to be original insert		Surround and mantel - retain and refurbish – check if grate/hearth can be retained	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 4
Others				Retain if possible and work otherwise replace to match	Drawing Number - 088-XX-01-11511 Annotation / Room - Room 202

First Floor | Room 203 - Proposed Semi-Master Suite Bedroom 02

	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		Panelled white painted fire door with exposed self closer		Retain panelled door, repaint	

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-01-11110 Annotation / Room - Guest Bedroom 4 Window Number - W1.06
		White painted timber casement window		Retain and repaint timber window	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 4 Window Number - W1.07
Skirting		Skirting moulding		Retain	
Cornice		Cornicing moulding		Retain	

First Floor | Room 204 - Proposed Semi-Master Suite Ensuite 02

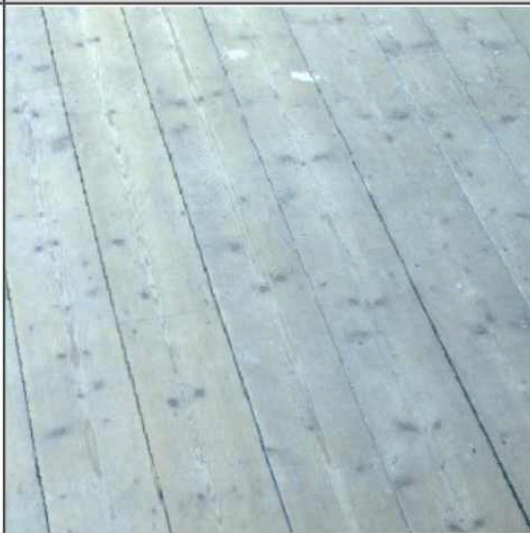
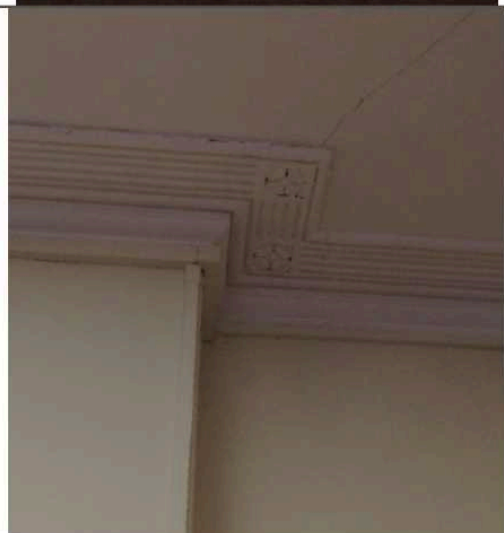
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		For bathroom en-suite will be tiled, on top of existing timber floor	
Doors / Architraves		Panelled white painted fire door with exposed self closer		Remove door as opening from bedroom has been sited elsewhere. New bathroom pocket door to WC in panelled style to match existing See proposed plan for new opening location	Drawing Number - 088-XX-01-11110 Annotation / Room - Semi Master Suite 02 WC
Windows		White painted timber window		Retain and repaint timber window	Drawing Number - 088-XX-01-11110 Annotation / Room - Semi Master Suite 02 WC Window Number - W1.08
Skirting		Skirting moulding		Remove as en-suite walls will be tiled	
Cornice				No cornice currently in room	

First Floor | Room 205 - Proposed Linen and Laundry room

	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
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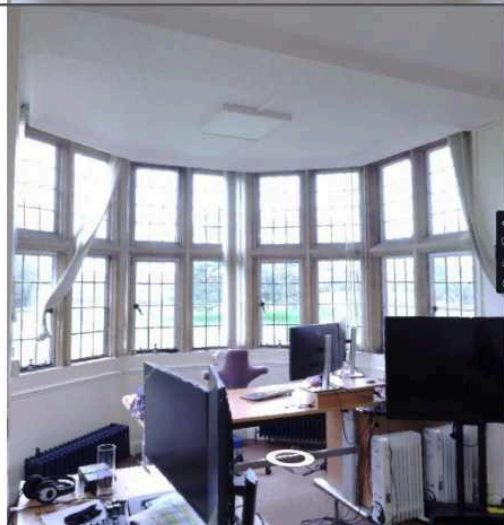
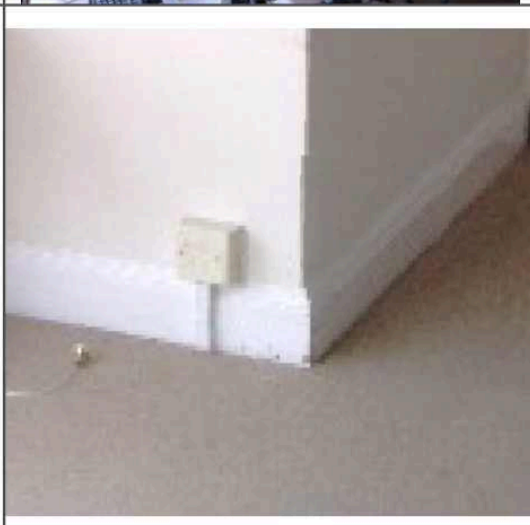
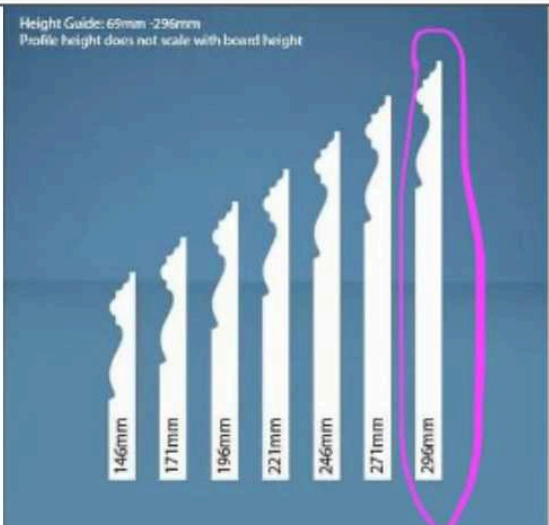
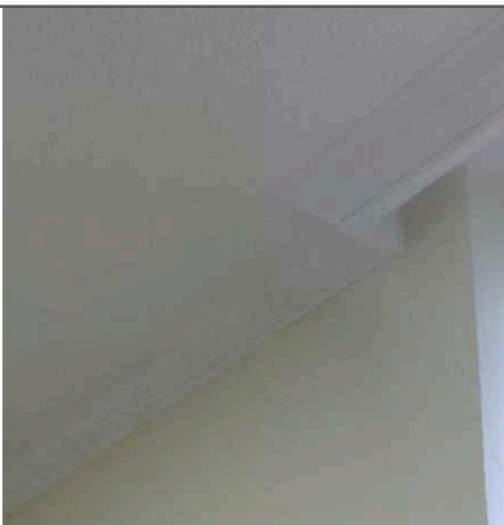
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber	
Doors / Architraves		Panelled white painted fire door with exposed self closer		6-panelled door to be retained, refurbished and re-painted	Drawing Number - 088-XX-01-11110 Annotation / Room - Linen & Laundry
Windows		Velux style contemporary windows		Remove existing velux's and replace with heritage skylights	Drawing Number - 088-XX-01-11511 Annotation / Room - Room 205
Skirting		Basic square edge skirting		Retain	
Cornice		Cornicing moulding		Retain	
Period Feature		Square opening		Retain and refurbish	Drawing Number - 088-XX-01-11110 Annotation / Room - Linen & Laundry

First Floor | Room 206 - Proposed Semi-Master Suite 01

	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		Panelled white painted fire door with exposed self closer		Retain panelled door, repaint	Drawing Number - 088-XX-01-11110 Annotation / Room - Semi Master Suite 1
Windows		White painted timber window		Retain and repaint timber window	Drawing Number - 088-XX-01-11110 Annotation / Room - Semi Master Suite 1 Window Number - W1.11
Skirting		Skirting moulding		Retain and refurbish	
Cornice		Ornate cornice moulding		Retain and refurbish	

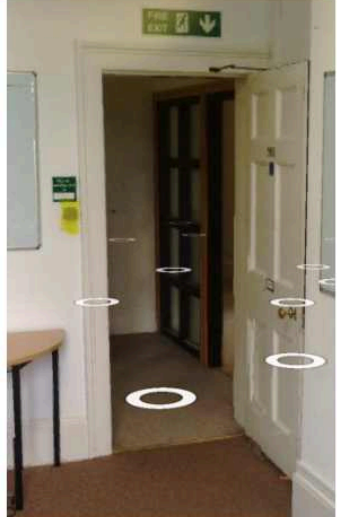
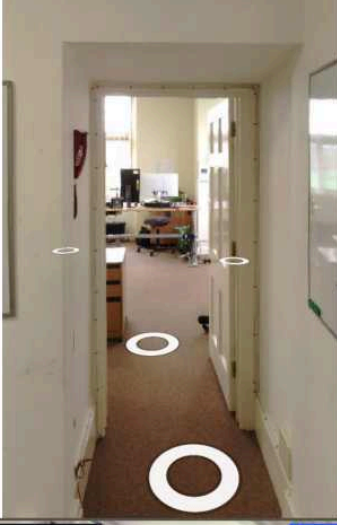
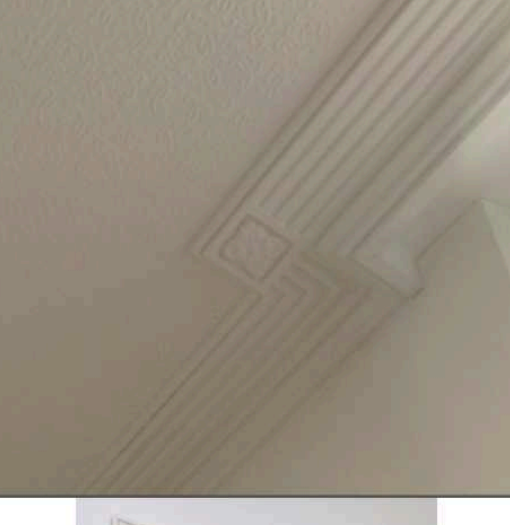
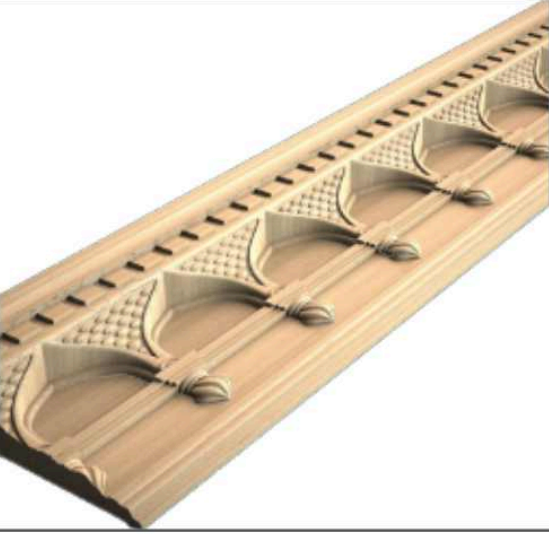
Joinery/Fixtures/Fitting		Cupboard with panelled door and architrave		Retain and refurbish	Drawing Number - 088-XX-01-11110 Annotation / Room - Semi Master Suite 1 Window Number - W1.11
Period Feature		Fireplace Surround and mantle		Retain and refurbish	Drawing Number - 088-XX-01-11110 Annotation / Room - Semi Master Suite 1 Window Number - W1.11
Others		Blue column radiator		Retain if possible and work otherwise replace to match	Drawing Number - 088-XX-01-11511 Annotation / Room - Room 206

First Floor | Room 207 - Proposed Bridal Suite - Master Bedroom

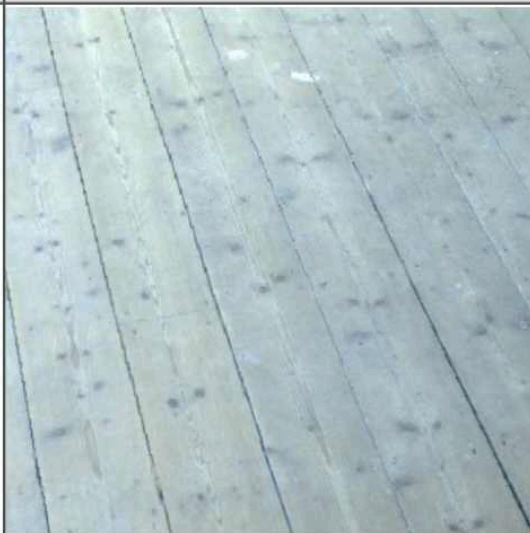
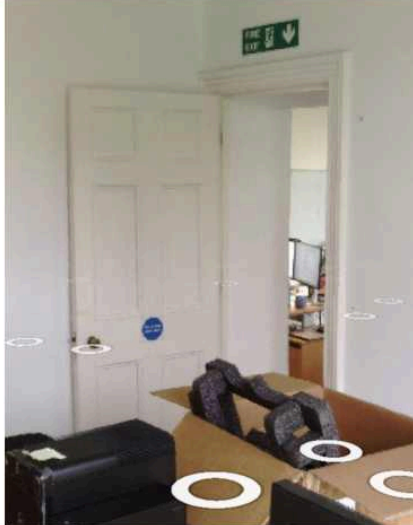
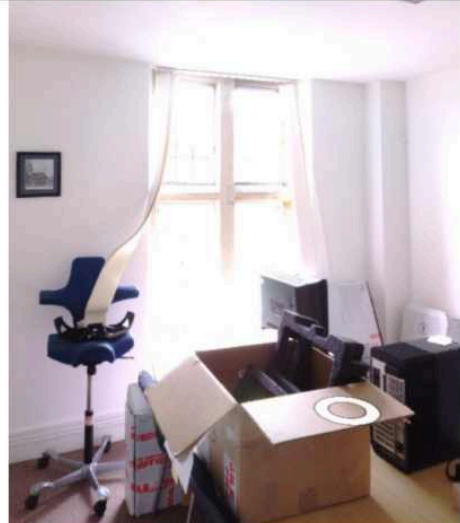
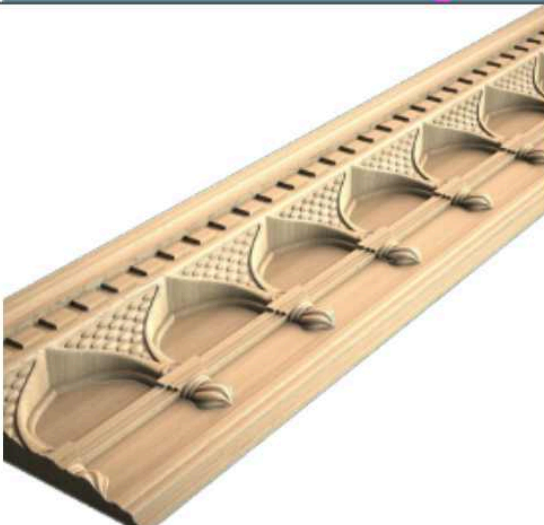
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber	
Doors / Architraves		Fire door		Master door - propose new arched double feature entrance doors to bridal suite room. See fabric removal plans and proposed drawings for details or widening of opening here.	Drawing Number - 088-XX-01-11511 Annotation / Room - Room 207
		Panelled timber door		Retain all interior panelled doors (strip, re-stain to less mahogany red and less shiny)	
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-01-11110 Annotation / Room - Bridal Suite Window Number - W1.02
		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 curtain rail.	Drawing Number - 088-XX-01-11110 Annotation / Room - Bridal Suite Window Number - W1.01
Skirting		Basic skirting		Replace low skirting with taller Victorian style seen below	
Cornice		Cornicing moulding		Too simple for Bridal Master - upgrade to Gothic period style	
Joinery/Fixtures/Fitting		High painted timber open shelves		Remove	Drawing Number - 088-XX-01-11110 Annotation / Room - Bridal Suite

Period Feature		Fireplace surround and mantle. No visible hearth or insert		Remove and Instal new Gothic antique fireplace	
Others		Blue column radiator		Retain if possible and work otherwise replace to match	Drawing Number - 088-XX-01-11511 Annotation / Room - Room 207

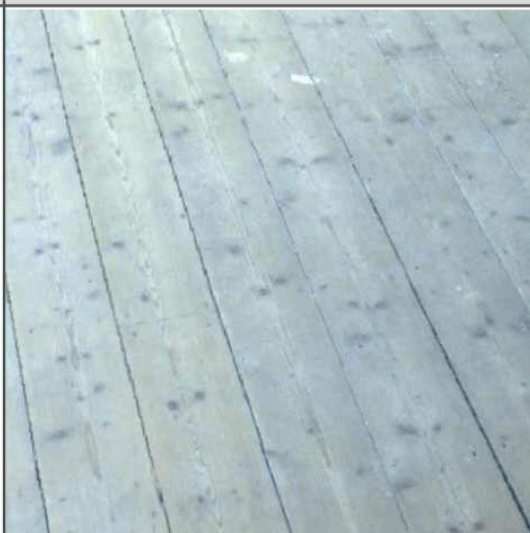
First Floor | Room 208 - Proposed Bridal Suite - Rear Dress Room

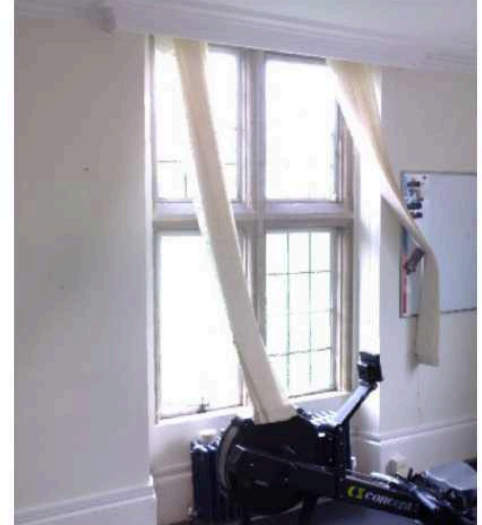
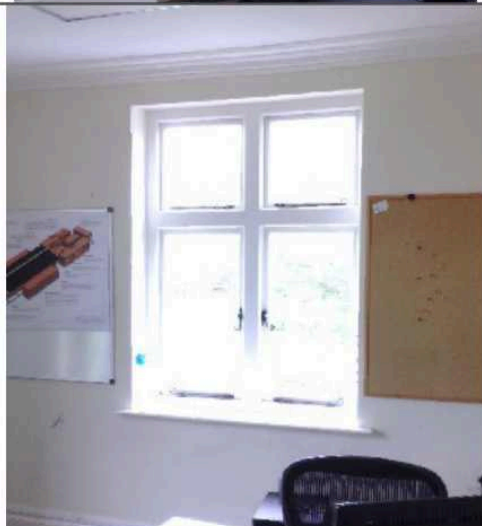
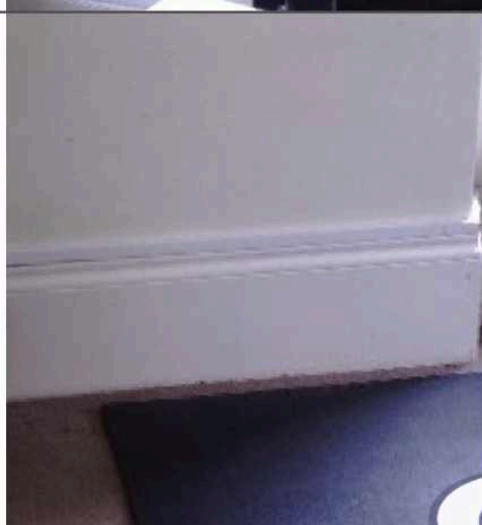
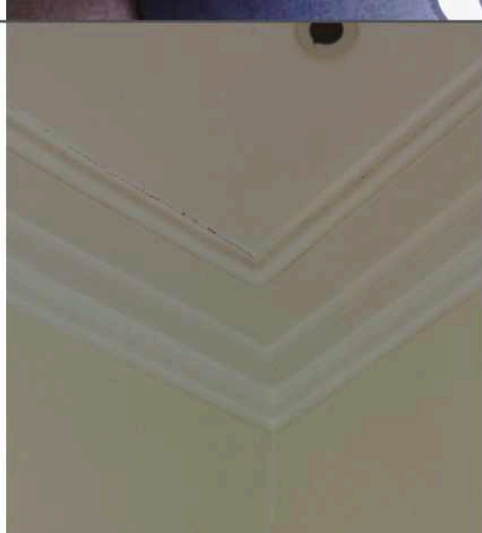
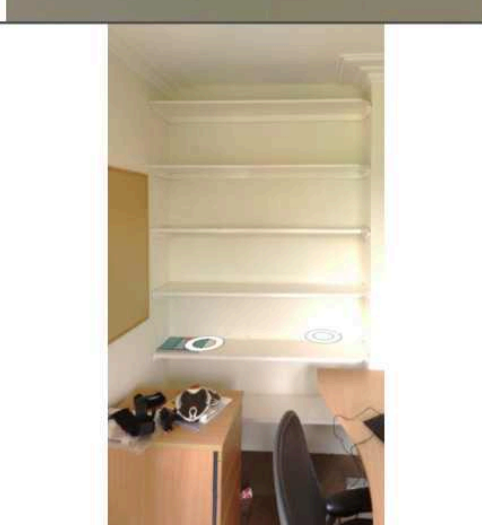
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber	
Doors / Architraves		Fire door		Remove - See proposed plan for openings	Drawing Number - 088-XX-01-11511 Annotation / Room - Room 208
		Panelled timber door		Retain all panelled doors (strip, re-stain to less mahogany red and less shiny) - are the fire door closers needed? Change/update	
				Door removed between room 208-207. Opening up between rooms.	Drawing Number - 088-XX-01-11511 Annotation / Room - Room 208
Windows		Original window with stone mullions and leaded glazing bars		Restore stone mullion window including leaded glazing bars. Remove surface fixed curtain rail.	
Skirting		Skirting moulding		Replace low skirting with taller Victorian style seen below	
Cornice		Ornate cornicing		Replace with Gothic period style cornice	
Joinery/Fixtures/Fitting		Cupboard with architrave		- Remove - New fireplace location here - See proposed plans	Drawing Number - 088-XX-01-11110 Annotation / Room - Bridal Dressing Area
Others		Blue column radiator		Retain if possible and work otherwise replace to match	Drawing Number - 088-XX-01-11511 Annotation / Room - Room 208

First Floor | Room 209 - Proposed Bridal Suite - Ensuite

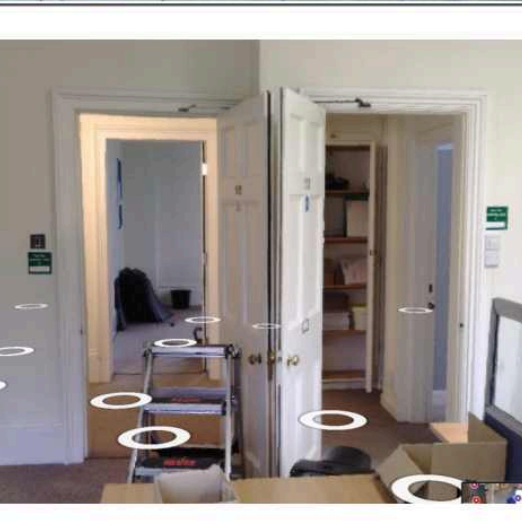
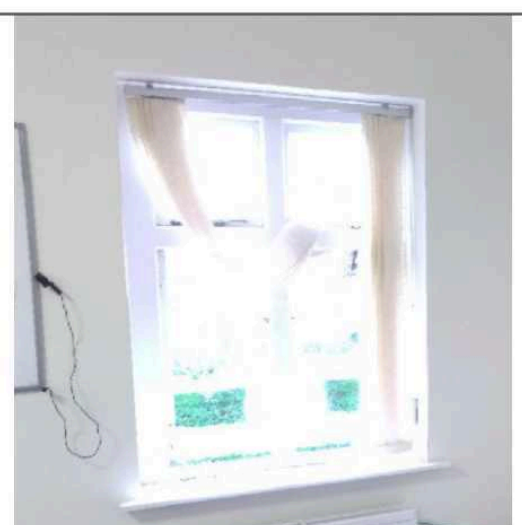
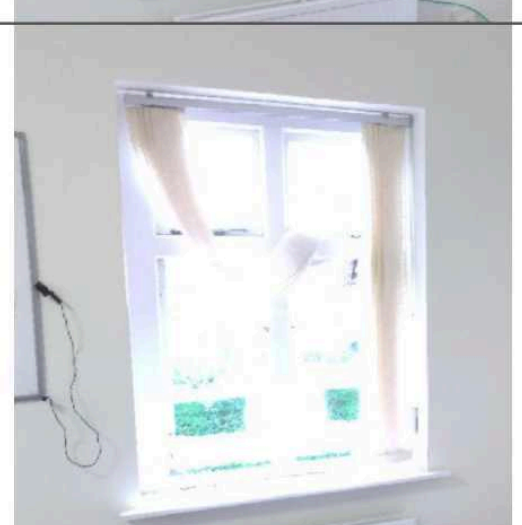
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Overlay existing timber floor with new tiled floor	
Doors / Architraves		Fire door with timber panelled door and ornate architrave		Retain & strip/re-stain panelled door (or paint)	Drawing Number - 088-XX-01-11110 Annotation / Room - Bridal Dressing Area WC
		Fire door with timber panelled door and ornate architrave		Retain & strip/re-stain panelled door. This is to be permanently locked as in toilet.	Drawing Number - 088-XX-01-11110 Annotation / Room - Bridal Dressing Area WC
Windows		Original window with stone mullions and leaded glazing bars. Curtain rail and poor quality curtains		Restore stone mullion window including leaded glazing bars. Remove surface fixed curtain rail.	Drawing Number - 088-XX-01-11110 Annotation / Room - Bridal Dressing Area WC Window Number - W1.18
Skirting		Skirting moulding		Isn't the worst but let's harmonise with taller skirting in other bridal suite rooms (though we might want to tile down to the floor – so we may dispense with skirting in this room	
Cornice				Non exists. Proposal to add new to match Gothic upgrade in rest of the Bridal / Master Suite	
Others		Blue column radiator		Retain if possible and work otherwise replace to match	Drawing Number - 088-XX-01-11511 Annotation / Room - Room 209

First Floor | Room 210 - Proposed Guest Bedroom 01

	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 door (re-stain less mahogany glossy or repaint)	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 01

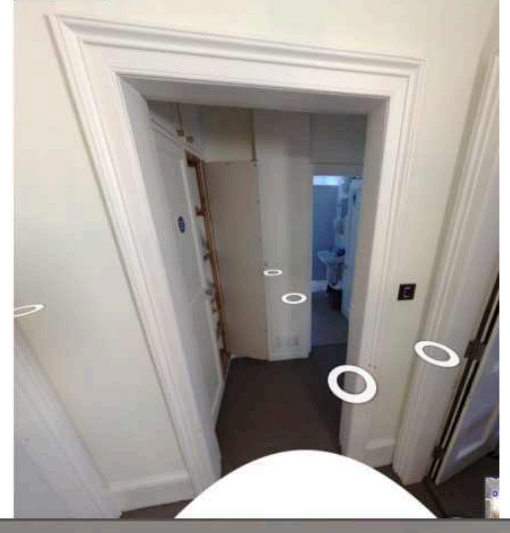
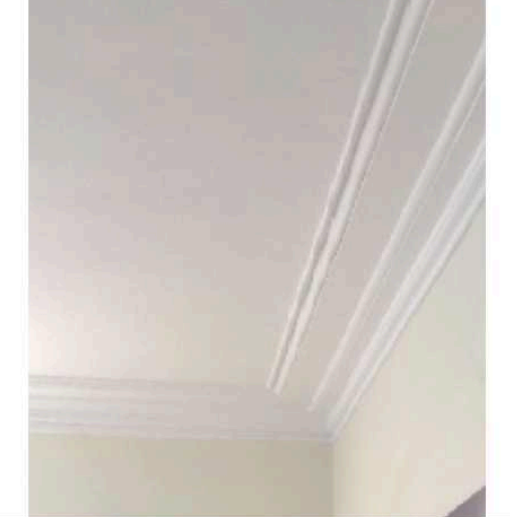
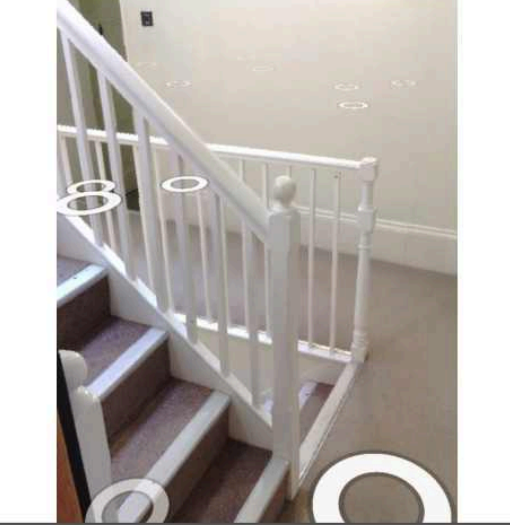
Windows		Original window with stone mullions and leaded glazing bars. Curtain rail and poor quality curtains		Restore stone mullion window including leaded glazing bars. Remove surface fixed curtain rail.	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 01 Window Number - W1.17
		White painted timber casement window		strip and re-paint windows and remove any curtain fittings	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 01 Window Number - W1.16
Skirting		Skirting moulding		Retain	
Cornice		Cornicing moulding		Retain	
Joinery/Fixtures/Fitting		Basic timber open shelves, modern addition		Open shelves – heritage? If not, remove	
Others		Blue column radiator		Retain if possible and work otherwise replace to match	Drawing Number - 088-XX-01-11511 Annotation / Room - Room 210

First Floor | Room 211/12 - Proposed Guest Bedroom 02

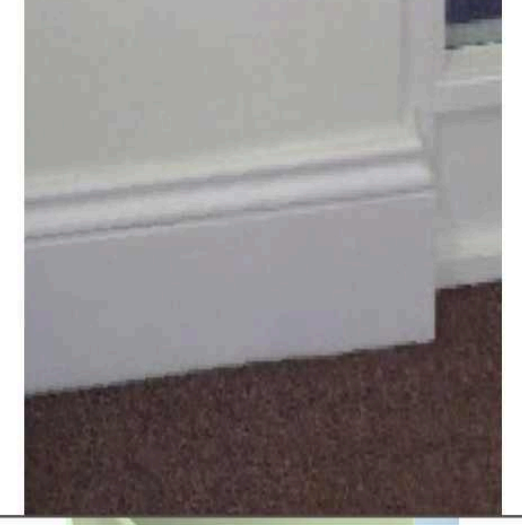
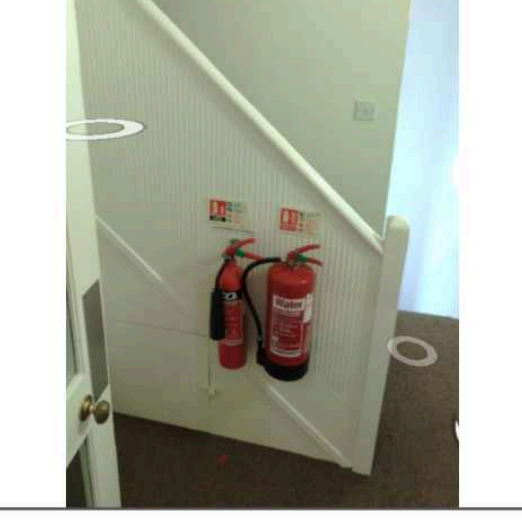
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Timber floorboards exposed now carpet has been removed. What looks like a mixture of original and non-original boards throughout		Investigate, restore if possible, or overlay with new character timber	
Doors / Architraves		Fire door with architrave, panelled timber door and exposed self closer		Retain panelled door (re-stain less mahogany glossy or repaint)	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 01
Windows		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-01-11110 Annotation / Room - Guest Bedroom 02 Window Number - W1.14
				Strip and re-paint windows and remove any curtain fittings	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 02 Window Number - W1.13
Skirting		Skirting moulding		Retain	

Cornice		Ornate corninging moulding		Retain	
Period Feature		Fireplace surround and mantle with tiled insert		Retain restore fireplace	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 02 Window Number - W1.13
Others		Radiator		Retain if possible and work otherwise replace to match	

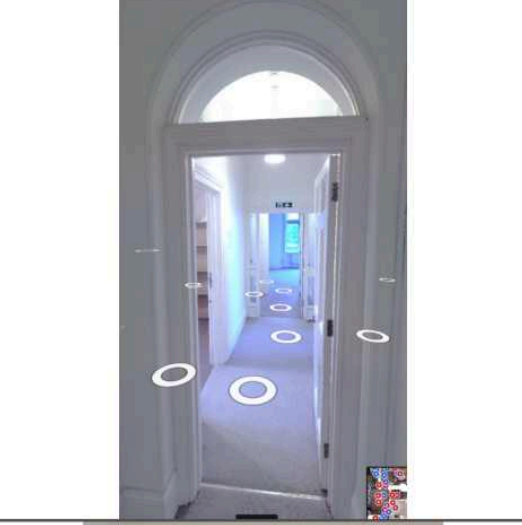
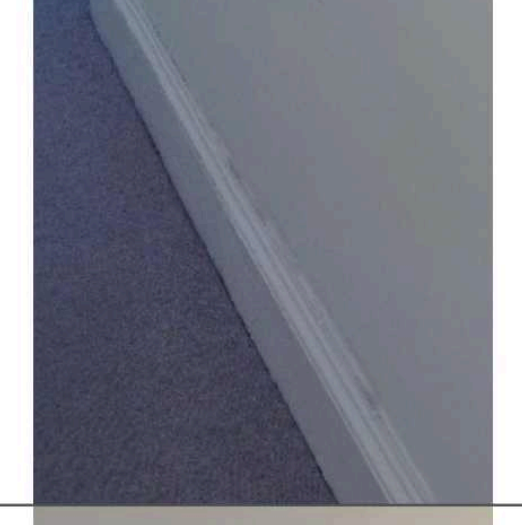
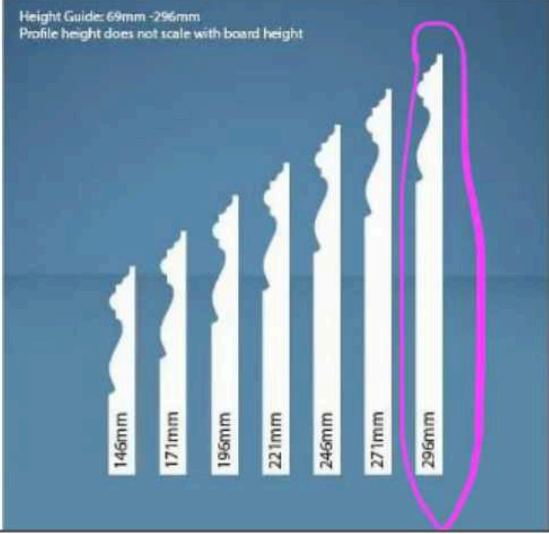
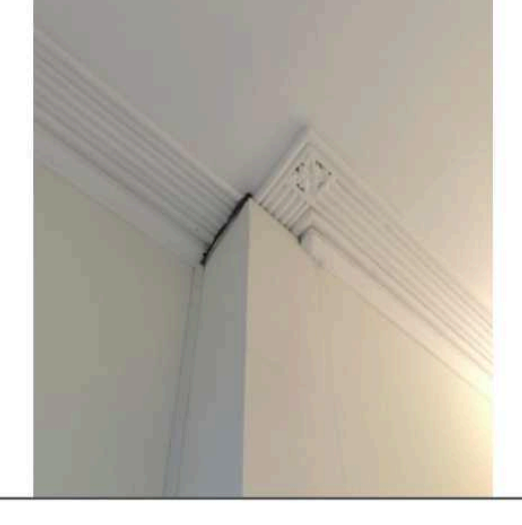
First Floor | Staircase 2 & Lobby

	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 glazed screen in contemporary frame		Replace glass with fire rated	Drawing Number - 088-XX-01-11110 Annotation / Room - Staircase 2
		Arched glazed timber door with georgian wire glass and moulded base. Arched architrave and opening		Retain and refurbish. Replace wire glass with new fire rated glazed panel	Drawing Number - 088-XX-01-11110 Annotation / Room - Staircase 2
		Ornate architrave which look as if door has been removed		Square – ornate architrave, door has been removed. Proposal to replace with panelled door to match others	Drawing Number - 088-XX-01-11110 Annotation / Room - Staircase 2
Skirting		Skirting moulding		Retain	
Cornice		Cornicing moulding		Retain	
Joinery/Fixtures/Fitting		Fire cupboard riser door		Retain and refurbish	
Others		Back stair with simple detailing		Retain and refurbish	

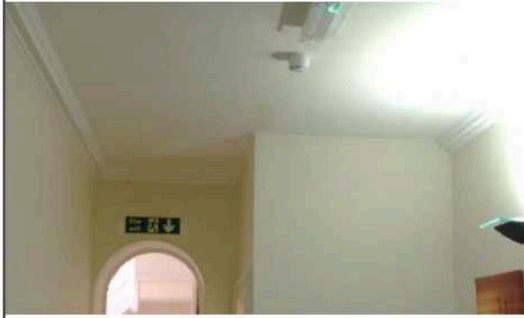
First Floor | Staircase 3 & Lobby

	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		Contemporary fire door with glazed panels and no architrave of note		Lobby door horrible modern glazed fire door. Replace with period panelled door (consider if need glazing vision panel) but just to top section not full height as with current)	Drawing Number - 088-XX-01-11110 Annotation / Room - Staircase 3
Skirting		Skirting moulding		Retain	
Stairs		Stair Balustrade with solid grooved timber infill		Solid balustrade to be replaced with painted timber spindles to match staircase 2. Newel post and handrail to be retained if possible.	Drawing Number - 088-XX-01-11110 Annotation / Room - Staircase 3

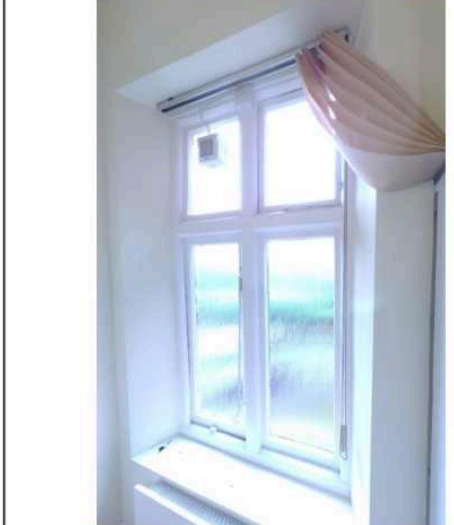
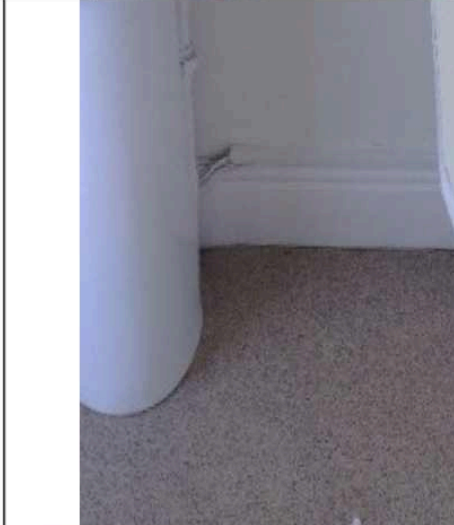
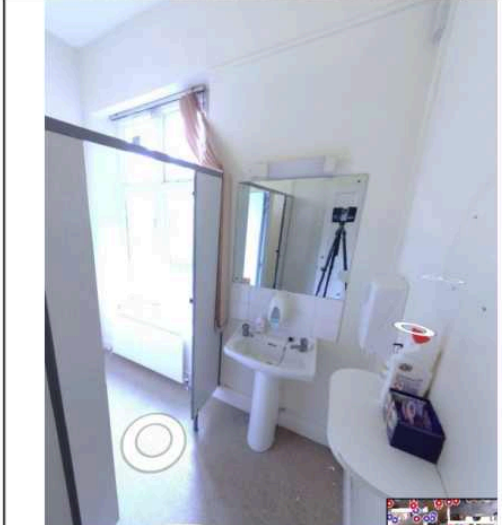
First Floor | Hallway 1

	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	
Doors / Architraves		Fire door with architrave, panelled timber door, arched fanlight and exposed self closer		Retain and refurbish	Drawing Number - 088-XX-01-11110 Annotation / Room - Hallway 1
		Fire door with architrave, panelled timber door and glazed side light and exposed self closer		Infill side lights and retain door so more in keeping with rest of the house	Drawing Number - 088-XX-01-11110 Annotation / Room - Hallway 1
Skirting		Basic Skirting moulding		Skirting very basic and low. Proposal to add new higher profile Victorian skirting	
Cornice		Ornate cornice partially broken by boxing out		Retain and refurbish. Where areas are broken and boxed out, reinstate to match existing	

First Floor | Hallway 2

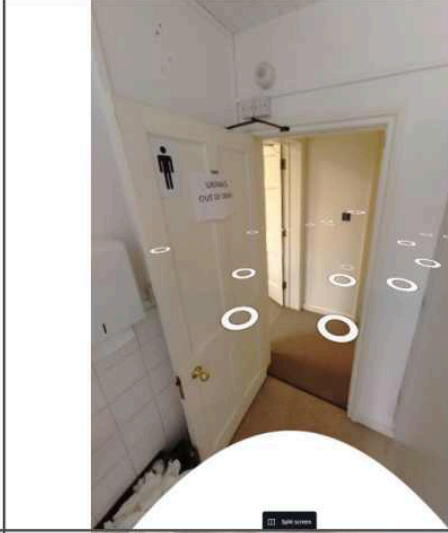
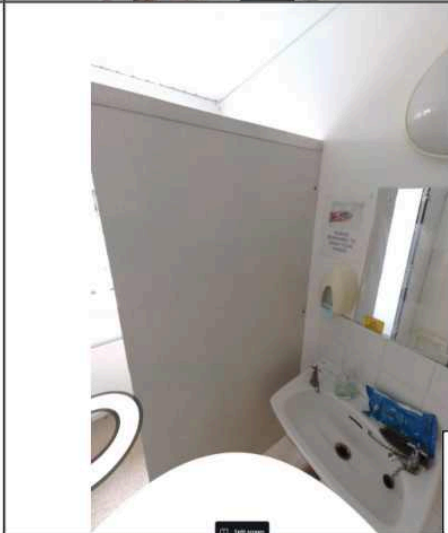
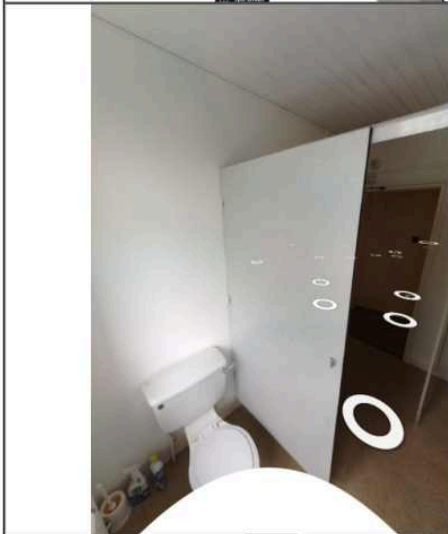
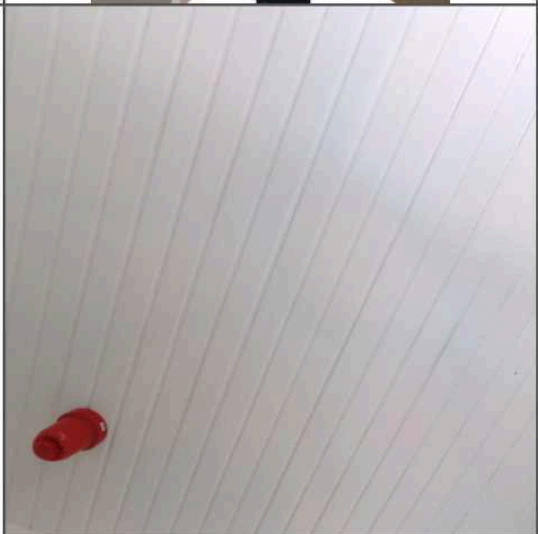
	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Carpet		Investigate, restore timber floor below if possible, or overlay with new character	
Doors / Architraves		Fire door in arched opening with beaded detail. Surface mounted fire exit signage		Retain arched opening – retain panelled door and sand and repaint	Drawing Number - 088-XX-01-11110 Annotation / Room - Hallway 2
Skirting		Skirting moulding		Retain and repair where required	
Cornice		Cornicing moulding		Existing cornice is incomplete. Cornice to be retained and reinstated where missing	

First Floor | WC 1 - Proposed Ensuite for Guest Bedroom 02

	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Vinyl / Resin Floor		Remove Vinyl and overlay existing timber floor with new tiled floor	
Doors / Architraves		Panelled timber door and exposed self closer		Existing door to be removed and opening blocked up.	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 2 WC
Windows		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-01-11110 Annotation / Room - Guest Bedroom 2 WC Window Number - W1.12
Skirting		Skirting moulding		Retain	
Joinery/Fixtures/Fitting		Contemporary sanitaryware with poor quality cubicle divider		Remove	Drawing Number - 088-XX-01-11511 Annotation / Room - WC 1

Other				Remove	Drawing Number - 088-XX-01-11511 Annotation / Room - WC 1
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First Floor | WC 2 - Proposed Ensuite for Guest Bedroom 01

	Photo	Description		Proposed strategy of works Retain / Restore /Celebrate	Reference
Floor		Vinyl / timber floor		Remove Vinyl and overlay existing timber floor with new tiled floor	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 1 WC
Doors / Architraves		Fire door with architrave, panelled timber door and exposed self closer		Door removed and opening blocked up	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 1 WC
Windows		White painted timber casement window with surface mounted curtain rail and poor quality curtains		Strip and re-paint windows and remove any curtain fittings. Bathroom vent to be removed and new glazing panel fitted.	Drawing Number - 088-XX-01-11110 Annotation / Room - Guest Bedroom 2 WC Window Number - W1.15
Joinery/Fixtures/Fitting		Sanitary fixtures and fittings		Remove	Drawing Number - 088-XX-01-11511 Annotation / Room - WC 2
		Sanitary fixtures and fittings			Drawing Number - 088-XX-01-11511 Annotation / Room - WC 2
		Sanitary fixtures and fittings			Drawing Number - 088-XX-01-11511 Annotation / Room - WC 2
Others		Timber tongue and groove style ceiling		Remove and replace with plasterboard ceiling to match rest of property	