

Appendix 1: notes, majority of rooms to assist analysis

1. Lower-Ground Floor

Games Room (LGR02)

Games Room (LGR02)	Floors	Walls	Ceiling
Description	Carpet above asbestos containing materials on solid sub-base	Low level skirting boards and plastered above	Brickwork vaulting supported off stone corbels and two decorated square stone columns
Significance	Moderate	High	High
Need for opening-up	Yes, to assess damp to column bases and elsewhere and to remove asbestos	Yes, to establish cable routes	Not at this time
Opening-up proposed	Yes, three number 500x500 excavations in the floor, one adjacent to each column and one adjacent to the door to the plantroom. There is also the need to remove the asbestos below floor finishes	Remove 300x300 lime plaster from masonry walls in two locations one above and one below the light switch adjacent to the door	No
Harm	Minor	Minor	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening up works proposed in the Games Room are minor. The opening up works proposed within the Games Room at the time of application PL/2024/11184 were limited to the removal of plaster in two locations, each 300x300 (but it was noted that it may only be necessary to do it in one location, thus far, only one has been done). As part of this revised application, three number 500x500 excavations in the floor are requested to investigate damp to historic fabric. We consider the damp has worsened since the application made in December 2024. The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. Replacement services within the Games Room will run along the routes of existing services including those suspended from the vaulting. The replacement of services is needed as part of the Ramsbury Manor Foundation's intention to open the room to visitors as part of its educational objective and to provide public benefit within a safe environment.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The opening up is limited to the removal of 300x300 plaster in up to two locations, which has previously been approved under PL/2024/11184, and three 500x500 excavations in the floor slab. These are required to confirm cable routes and understand the fabric and damp issues. The works will be done in accordance with the methodology in the Heritage Statement. An assessment indicates that the plaster is lime on masonry. There is asbestos in the build-up of the floor, below the floor finish, and this will need to be removed or managed.

Plant Room (LGR01) and basement Dustbin Shed

Plant Room (LGR01)	Floors	Walls	Ceiling
Description	Ceramic floor tiles	Ceramic	Plasterboard and skim
Significance	Minor as this area has been recently modified with new plant installed	Minor as this area has been recently modified with new plant installed	Minor as this area has been recently modified with new plant installed
Need for opening-up	Not at this time	Not at this time	Not at this time
Opening-up proposed	No but asbestos to be removed	No but asbestos to be removed	No but asbestos to be removed
Harm	From asbestos removal, minimal to	From asbestos removal, minimal to	From asbestos removal, minimal to

Within the basement plant areas there is asbestos which is to be removed. These areas have been modified recently and are of minor significance.

From the games room there is a basement lobby to the boiler room. The internal door is lined with asbestos. The asbestos lining panel is to be removed. Within the plant room there are gaskets and pipe hangers that contain asbestos and should be removed.

In the basement dustbin shed asbestos has also been identified, which should be removed.

Cloakroom (LGR03)

Cloakroom (LGR03)	Floors	Walls	Ceiling
Description	Quarry tiles on solid sub-base, vinyl floor tiles with textile paper backing beneath lino. Build up includes materials containing asbestos	Ceramic wall tiles with stud partition cubicles dividing the space into three cubicles each with glazed lights above solid panel doors	Plasterboard and skim
Significance	Moderate as this area has been modified	Moderate as this area has been modified	Moderate as this area has been modified
Need for opening-up	Not at this time	Not at this time	Not at this time
Opening-up proposed	No but asbestos to be removed	No	No
Harm	From asbestos removal, minimal	N/A	N/A

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

While the level of heritage value and significance within Ramsbury Manor House is high. The Cloakroom has been refitted with modern fabric. There is asbestos in the build-up of the floor, below the floor finish, which should be removed. There are no opening up works proposed within the Cloakroom at this time and therefore the only harm will be from the asbestos removal, which will only affect modern materials and the harm will be minor.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. Replacement services within the Cloakroom will run along the routes of existing services including those at high level. The replacement of services is needed as part of the Ramsbury Manor Foundation's intention to open the House to visitors as part of its educational objective and to provide public benefit within a safe environment. The Cloakrooms will serve as support facilities.

Office (LGR04)

Office (LGR04)	Floors	Walls	Ceiling
Description	Vinyl tile on solid sub-base	Low level skirting boards and plastered above with partial high level cornices	Plasterboard and Skim
Significance	Moderate as this area has been modified	Moderate as this area has been modified	Moderate as this area has been modified
Need for opening-up	Not at this time	Not at this time	Not at this time
Opening-up proposed	No.	No	No
Harm	N/A	N/A	N/A

The level of heritage value and significance within Ramsbury Manor House is high. There are no opening up works proposed within the Office at this time and therefore there is no harm.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. Replacement services within the Office will run along the routes of existing services including those suspended from the vaulting. The replacement of services is needed as part of the Ramsbury Manor Foundation's intention to open the House to visitors as part of its educational objective and to provide public benefit within a safe environment. The Office will serve as support facilities.

Staff Room (LGR05)

Staff Room (LGR05)	Floors	Walls	Ceiling
Description	Carpet above asbestos containing materials. Solid sub-base to some areas and raised timber	Low level skirting with dado height rails. Plastered above skirting with high level cornices	Plasterboard and Skim

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Resurfacing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

	floor elsewhere. Vinyl floor tiles & bituminous Adhesive residue used as packers beneath joists		
Significance	Moderate	High	High
Need for opening-up	To identify floor construction for routing of new services and removal of asbestos containing materials	Yes, to establish cable routes	Not at this time
Opening-up proposed	500x500 excavation in floor in corner of room. Need to remove asbestos discovered below floor finishes. Strong presumption that there could be asbestos in floor voids/within floor build ups. Also false floor includes asbestos floor tiles used as packers which are to be removed.	Remove 300x300 plasterboard (it is unlikely but possible that this is lime plaster on laths) in two locations, one above and one below the light switch adjacent to the door.	No
Harm	Minor	Minor	N/A

The level of heritage value and significance within Ramsbury Manor House is high. The opening up works proposed to the floor in the Staff Room under application PL/2024/11184 were necessary to establish whether it is possible to route new services within the floor. The opening up proposed was the minimal required; a 500x500 hole in one corner of the room. To walls the opening up required was the removal of plasterboard (unlikely but possibly lath and plaster) in up to two locations each 300x300. This was required to confirm cable routes and fabric.

On any scale of magnitude of impact, the opening-up works proposed within the Staff Room to the floor were minor, and to the walls they were minor. A like-for-like reinstatement can be undertaken to repair the walls, and the floorboards can be re-laid.

In addition to the works approved in June 2025, further opening up is required to address the strong presumption that there could be asbestos in floor voids. If it is necessary to remove asbestos within floor voids, there will be some harm; the harm can be assessed as minor. There is a false floor which includes asbestos floor tiles used as packers, and these require removing.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The floor to the cupboards contains asbestos below the floor finish, and this is to be removed. There is asbestos below floor finishes (tiles adhesives) and this will require removal.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. So far as possible replacement services within the Staff Room will run along the routes of existing services but some new routes will be needed. The replacement of services is needed as part of the Ramsbury Manor Foundation's intention to open the House to visitors as part of its educational objective and to provide public benefit within a safe environment. The Staff Room will serve as support facilities.

Lobby (LGR06)

Lobby (LGR06)	Floors	Walls	Ceiling
Description	Quarry tiles on solid sub-base, vinyl floor tiles with textile paper backing beneath lino. Build up contains asbestos	Panelled with Jacobean panelling likely original to the Manor House and with an inner glazed screen separating Stair ST01	Sloping glazing and Plasterboard and Skim
Significance	Moderate	High	Moderate
Need for opening-up	To identify floor construction for routing of new services	Not at this time	Not at this time
Opening-up proposed	500x500 excavation in floor in corner of room. Removal of asbestos in floor finish build up.	No	No
Harm	Minor	N/A	N/A

The level of heritage value and significance within Ramsbury Manor House is high. The opening up works proposed to the floor in the Lobby were necessary to establish whether it is possible to route new services within the floor. The opening up proposed in application PL/2024/11184 was the minimal required; a 500x500 hole in one corner of the room. On any scale of magnitude of impact, the opening-up works proposed within the lobby is minor. A like-for-like reinstatement will then be undertaken. However, the removal of asbestos below floor finishes will cause some harm, the harm can be assessed as minor.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. So far as possible replacement services within the Lobby will run along the routes of existing services but some new routes will be needed. The replacement of services is needed as part of the Ramsbury

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Manor Foundation's intention to open the House to visitors as part of its educational objective and to provide public benefit within a safe environment.

Stair (ST01 at LGF)

Stair (ST01)	Floors	Walls	Ceiling
Description	Carpet above asbestos containing materials. Vinyl floor tiles with textile paper backing beneath lino (containing asbestos) on solid sub-base.	Panelled with Jacobean panelling likely original to the Manor House and with an inner glazed screen separating Lobby (LGR06). There is also a lining from the basement ceiling to the base of the stair and a lining to the stair balustrade which contain asbestos	Lath and plaster
Significance	Moderate	High	High
Need for opening-up	To identify floor construction for routing of new services	Not at this time	Not at this time
Opening-up proposed	500x500 excavation in floor in corner of room. Need to remove asbestos below floor finishes	No but there is the need to remove the asbestos	No
Harm	Minor	Minor	N/A

The level of heritage value and significance within Ramsbury Manor House is high. The opening up works proposed in to the floor in the Stair are necessary to establish whether it is possible to route new services within the floor. The opening up proposed in application PL/2024/11184 was the minimal required; a 500x500 hole between the doors into the office and staffroom. On any scale of magnitude of impact the opening-up works proposed within the Stair Hall floor is minor. A like-for-like reinstatement will then be undertaken. The removal of asbestos below floor finishes will cause some harm, the harm can be assessed as minor.

The removal of the lining from the basement ceiling to the base of the stair and the lining to the stair balustrade which contain asbestos will cause some harm, the harm can be assessed as minor.

To the two cupboards below the staircase there is asbestos below the floor finish the removal of the asbestos will cause some harm, the harm can be assessed as minor.

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The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. So far as possible replacement services within the Stair will run along the routes of existing services but some new routes will be needed. The replacement of services is needed as part of the Ramsbury Manor Foundation's intention to open the House to visitors as part of its educational objective and to provide public benefit within a safe environment.

Main Kitchen (LGR07)

Main Kitchen (LGR07)	Floors	Walls	Ceiling
Description	Vinyl floor tiles with textile paper backing beneath (containing asbestos) on raised floor, the original level of the kitchen floor is known to be lower. Vinyl floor tiles with bitumus adhesive to cupboard (containing asbestos)	Built in kitchen furniture, floor and wall units and ceramic tiles and wall paper	Lath and plaster
Significance	Moderate	Moderate	High
Need for opening-up	To identify causes of damp and for the routing of new services	To enable opening opening-up of floors adjacent to walls to assess damp	Not at this time
Opening-up proposed	500x500 excavation in floor in corner of room in two locations on the southwest façade. Potential need to remove asbestos below floor finishes	Wall and floor units to be carefully disassembled following recording and placed into storage. Ceramic wall tiles to be carefully removed and plaster to be removed back to brick work in two locations, each no more than 500x500	No
Harm	Minor	Minor	N/A

The level of heritage value and significance within Ramsbury Manor House is high. The opening up works proposed in application PL/2024/11184 to the floor and southwest façade in the kitchen are necessary to understand the causes of damp in the room, and the opening up in the floor is needed to establish whether it is possible to route new services within the floor. The opening up proposed was the minimal required; two 500x500 holes in the floor adjacent to the

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external wall and two areas 500x500 tiles and plaster to the internal face of the external wall. On any scale of magnitude of impact, the opening-up works proposed within the kitchen floor and wall is minor. A like-for-like reinstatement will then be undertaken.

To enable the opening-up works, kitchen furniture will need to be carefully removed/disassembled and placed into storage. There may be a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

Additionally, it will be necessary to remove asbestos below floor finishes, and therefore there will be some harm, the harm can be assessed as minor. The materials are modern.

There is also asbestos in the floor build up in a kitchen cupboard. The asbestos is below the floor finish, and it will be necessary to remove asbestos and therefore there will be some harm, the harm can be assessed as minor. The materials are modern.

Further asbestos is present behind the AGA stove and asbestos is also present in the hoist lift shaft which runs up the Manor House from the kitchen to the first floor. This asbestos requires removing. The removal of asbestos will cause some harm, the harm can be assessed as Minor. The materials are modern.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. So far as possible, replacement services within the Kitchen will run along the routes of existing services, but some new routes will be needed. The replacement of services is needed as part of the Ramsbury Manor Foundation's intention to open the House to visitors as part of its educational objective and to provide public benefit within a safe environment. The Main Kitchen will provide support to activities in the House once it is open to the public.

Scullery (LGR08)

Scullery (LGR08)	Floors	Walls	Ceiling
Description	Vinyl floor tiles with textile paper backing beneath (containing asbestos) on solid sub base	Built in kitchen furniture, floor base units, shelving and worktops and ceramic tiles and wall paper	Lath and plaster
Significance	Moderate	Moderate	High
Need for opening-up	Not at this time	To enable placing into storage	Not at this time
Opening-up proposed	Removal of asbestos below floor finishes	The floor base units, shelving and worktops are to be carefully disassembled following recording	No

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		and placed into storage.	
Harm	Minor	Minor	N/A

The level of heritage value and significance within Ramsbury Manor House is high. The careful dismantling and recording of built in kitchen furniture etc, is to enable them to be put into storage. On any scale of magnitude of impact these works within the Scullery are minimal to minor.

Additionally, it will be necessary to remove asbestos below floor finishes and therefore there will be some harm, the harm can be assessed as minor. The materials are modern.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. So far as possible, replacement services within the Scullery will run along the routes of existing services, but some new routes will be needed. The replacement of services is needed as part of the Ramsbury Manor Foundation's intention to open the House to visitors as part of its educational objective and to provide public benefit within a safe environment. The Scullery will provide support to activities in the House once it is open to the public.

Office (LGR09)

Office (LGR09)	Floors	Walls	Ceiling
Description	Carpet on solid sub-base. Potential asbestos in floor build up	Skirting with dado height vertical panelling. Likely added after the house was built	Lath and plaster
Significance	Moderate	High	High
Need for opening-up	To identify causes of damp and floor construction for routing of new services	Not at this time	Not at this time
Opening-up proposed	One number 500x500 excavation in floor along southwest façade. It is also strongly presumed that there may be asbestos in the floor build up	No	No
Harm	Minor	N/A	N/A

The level of heritage value and significance within Ramsbury Manor House is high. The opening up works proposed in application PL/2024/11184 to the floor in the Office are necessary to understand the caused of damp and to establish whether it is possible to route new services

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within the floor. The opening up proposed is the minimal required; a 500x500 hole along the southwest facade. On any scale of magnitude of impact, the opening-up works proposed within the office is minor. A like-for-like reinstatement will then be undertaken.

Additionally, it is strongly suspected that there may be asbestos in the floor build up, if so, it will be necessary to remove asbestos in the floor build up and therefore there will be some harm, the harm can be assessed as minor.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. So far as possible replacement services within the Office will run along the routes of existing services but some new routes will be needed. The replacement of services is needed as part of the Ramsbury Manor Foundations intention to open the House to visitors as part of its educational objective and to provide public benefit within a safe environment. The Office will serve as support facilities.

Corridor (LGR10)

Corridor(LGR10)	Floors	Walls	Ceiling
Description	Carpet above vinyl floor tiles with bitumens adhesive (containing asbestos) on solid sub-base	Skirting with plaster above with some built in furniture built in furniture and Jacobean panelling to the reveals to the door opening leading to stair ST01 Cementitious wall mounted boxing (containing asbestos).	Lath and plaster
Significance	Moderate	High	High
Need for opening-up	To identify causes of damp adjacent to door into Games Room	Not at this time	Not at this time
Opening-up proposed	One number 500x500 excavation in floor adjacent to northeast jamb. Need to remove asbestos below floor finishes	No. Potential need to remove asbestos containing wall boxing.	No
Harm	Minor	N/A	N/A

The level of heritage value and significance within Ramsbury Manor House is high. The opening up work proposed in application PL/2024/11184 to the floor in the Hall is necessary to establish the cause of damp harming the historic stone door surround. The opening up proposed is the minimal required; a 500x500 hole adjacent to the door reveal. On any scale of magnitude of

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impact, the opening-up works proposed within the Hall is minor. A like-for-like reinstatement will then be undertaken.

There is asbestos below the floor finish. It will be necessary to remove asbestos below floor finishes and therefore there will be some harm, the harm can be assessed as minor. The materials are modern.

There is also asbestos to wall boxings/lining panels. It will be necessary to remove asbestos containing material to the boxing/lining panels and therefore there will be some harm, the harm can be assessed as minor.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. Replacement services within the Corridor will run along the routes of existing services. The replacement of services is needed as part of the Ramsbury Manor Foundation's intention to open the House to visitors as part of its educational objective and to provide public benefit within a safe environment. The Corridor will be part of future public circulation spaces.

Store Room (LGR10a)

Store Room (LGR10a)	Floors	Walls	Ceiling
Description	Vinyl floor tiles with bitumens adhesive (containing asbestos) on solid sub-base	Lined on all sides with built furniture and with plaster and a single shelf above	Lath and plaster
Significance	Moderate	Moderate	High
Need for opening-up	Not at this time	Not at this time	Not at this time
Opening-up proposed	No opening up but need to remove asbestos below floor finishes	No	No
Harm	Minor	N/A	N/A

The level of heritage value and significance within Ramsbury Manor House is high. There are no opening up works proposed as part of application PL/2024/11184 within the Store Room. However, the asbestos management survey has identified that the floor tiles/adhesive contain asbestos.

There is asbestos within the floor finish/adhesive. It will be necessary to remove asbestos below floor finishes and therefore there will be some harm, the harm can be assessed as minor. The materials are modern.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. Replacement services within the Store Room will run along the routes of existing services. The replacement of services is needed as part of the Ramsbury Manor Foundation's intention to open the room to visitors as part of its educational objective and to provide public benefit within a safe environment. The Store Room will provide support accommodations for activities within the Manor House.

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Projector Room and Telephone Exchange (LGR11 and 11a) and Strong Room

Projector Room and Telephone Exchange (LGR11 and 11a)	Floors	Walls	Ceiling
Description		Skirting plater and on most wall built in furniture including specialist raised projector room in centre of room	Lath and plaster
Significance	Moderate	High	High
Need for opening-up	Not at this time	Not at this time	Not at this time
Opening-up proposed	Mo but need to remove asbestos below floor finishes	No	No
Harm	Minor	N/A	N/A

The level of heritage value and significance within Ramsbury Manor House is high.

As part of application PL/2024/11184 no opening up works were proposed within the Projector Room and Telephone Exchange; however, the asbestos management survey has identified that the vinyl floor tiles and textile paper backing contain asbestos.

There is asbestos within the vinyl floor finish, textile paper and adhesive. It will be necessary to remove asbestos below floor finishes and therefore there will be some harm, the harm can be assessed as minor. The materials are modern.

There may be a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. Replacement services within the Projector Room and Telephone Exchange will run along the routes of existing services. The replacement of services is needed as part of the Ramsbury Manor Foundation's intention to open the room to visitors as part of its educational objective and to provide public benefit within a safe environment. The historic Projector Room and Telephone Exchange boards etc will no longer be operational but will be left in situ.

Cinema (LGR12)

Cinema (LGR12)	Floors	Walls	Ceiling
Description	Carpet on solid sub-base	Low level perimeter skirting heater with fabric and timber panelling lining the	Suspended acoustic ceiling

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		walls and recessed rotating bar	
Significance	Moderate	High	High
Need for opening-up	Not at this time	Not at this time	Not at this time
Opening-up proposed	No	No	No
Harm	N/A	N/A	N/A

The level of heritage value and significance within Ramsbury Manor House is high. There are no opening up works proposed within the Cinema at this time and therefore there is no harm.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. Replacement services within the Cinema will run along the routes of existing services mainly within the ceiling void. The replacement of services is needed as part of the Ramsbury Manor Foundation's intention to open the room to visitors as part of its educational objective and to provide public benefit within a safe environment. The Cinema will be opened to the public and will provide an education resource.

No asbestos has been identified in the cinema.

Laundry Room (LGR13)

Laundry Room (LGR13)	Floors	Walls	Ceiling
Description	Vinyl floor tiles with bitumus adhesive (containing asbestos) on solid sub-base	Painted render with built in furniture	Lath and plaster
Significance	Moderate	High	High
Need for opening-up	Not at this time	Not at this time	Not at this time
Opening-up proposed	No but need to remove asbestos below floor finishes	No	No
Harm	Minor	N/A	N/A

There is built in furniture and freestanding furniture throughout this room which will be carefully disassembled and placed into storage. The level of heritage value and significance within Ramsbury Manor House is high.

As part of application PL/2024/11184 there were no opening up works proposed within the Laundry Room; however, the asbestos management survey has identified that the vinyl floor tiles and adhesive contain asbestos.

There is asbestos within the vinyl floor finish and adhesive. It will be necessary to remove asbestos below floor finishes and therefore there will be some harm, the harm can be assessed as minor. The materials are modern.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. Replacement services within the Laundry Room will run along the routes of existing services mainly within the ceiling void. The replacement of services is needed as part of the Ramsbury Manor Foundation's intention to open the room to visitors as part of its educational objective and to provide public benefit within a safe environment. The Laundry Room will be opened to the public and will provide an education resource.

2. Ground Floor

Library (GR01)

Library (GR01)	Floors	Walls	Ceiling
Description	Probably oak 190-250 wide and almost the full room length	Dado height timber panelling with painted lath and plaster walls above	Lath and plaster ceiling with applied cornice
Significance		High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings, window seats and built in bookcases may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	Yes, panelling to one jamb to the door between the Library and Hall and skirtings, window seats and built in bookcases	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Library falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is, however, inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

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The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Library undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors, as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure needs fully assessing, with the boards lifted.

The opening-up works within the Library under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external wall (northeast and northwest elevation) and to carefully remove panelling to one jamb on the door between the Library and Hall.

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below, and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report. The careful removal of the panelling will be done in accordance with the methodology contained elsewhere in this report. To enable the lifting of floorboards the built in bookcases may need removing, if so they will be carefully removed/disassembled and placed into storage. They will be reinstalled after the works to the house are completed.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken, prior to application PL/2024/11184 being made, identifies boards which have clearly already been lifted. Further evidence, contained in the Design and Access Statement and elsewhere in this heritage statement, strongly suggest that floorboards have been lifted more extensively than stated in application PL/2024/11184.

The pre-application survey was limited to areas of the room where the carpet had been rolled back. An assessment has been made of the existing floorboards. Their removal may require removing skirtings. The panelling to be removed is type 6, this panelling is a latter addition (not original Jacobean panelling), which in part is why it was selected. The area of panelling to be removed will be kept to a minimum, and the area selected is in a discrete location.

The asbestos management survey has identified that the lining/paper product above two number radiators contains asbestos containing material. The asbestos containing material will require removing. This is a modern material and its removal will not cause harm to the significance of the building.

Hall (GR02)

Hall (GR02)	Floors	Walls	Ceiling
Description	Type of wood unclear, possibly oak	Full height panelling including cornice and with decorative fire surround and	Lath and plaster ceiling known not to be original

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

		highly decorative door surround to Saloon. Due to its design the panelling is likely not original to the house	
Significance	High but unlikely to be original to the house	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings and window seats may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings and window seats)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Hall falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Hall, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure needs fully assessing with the boards lifted.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The opening-up works within the Hall under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external wall (northeast elevation).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report. The careful removal of the panelling will be done in accordance with the methodology contained elsewhere in this report.

An assessment has been made of the existing floorboards. They are pine and likely introduced after the house's construction (1681-1686). The boards are of high heritage value. They are typically 170-195mm wide, and in some areas metal dowels connect the boards. Their removal may require removing skirtings.

A survey was undertaken prior to application PL/2024/11184 being made, which identifies boards which have clearly already been lifted. Further evidence contained in the Design and Access Statement and elsewhere in this heritage statement strongly suggests that floorboards have been lifted more extensively than stated in application PL/2024/11184.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

The asbestos management survey has identified that the lining/paper product above two number radiators contains asbestos containing material. The asbestos containing material will require removing. This is a modern material and its removal will not cause harm to the significance of the building.

Large Dining Room (GR03)

Large Dining Room (GR03)	Floors	Walls	Ceiling
Description	Oak floor board	Full height panelling including cornice and with decorative fire surround. Due to its design the panelling is likely not original to the house	Lath and plaster ceiling
Significance	High and likely original to the house	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

	it is necessary to lift all floorboards		
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Large Dining Room falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Large Dining Room undertaken before application PL/2024/11184 was made in December 2024 raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure needs fully assessing with the boards lifted.

The opening-up works within the Large Dining Room under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (southeast and northeast elevation).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report. If required, the careful removal of the panelling will be done in accordance with the methodology contained elsewhere in this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

An assessment has been made of the existing floorboards where they are visible. They are oak and possibly contemporary with the house's construction (1681-1686). The boards are of exceptional heritage value. They are typically 280-290mm wide where visible, and many run the full length of the room. Their removal may require removing skirtings.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Butler's Pantry (GR04)

Butler's Pantry (GR04)	Floors	Walls	Ceiling
Description	Vinyl floor potentially with oak floorboards below	Built in kitchen furniture, wall and floor units.	Lath and plaster ceiling with applied cornice
Significance	The vinyl floor is a more modern introduction and of low significance	The built in furniture is of more modern introduction and of low significance	Moderate
Need for opening-up	To assess the floorboards and floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Yes, to enable the assessment of floorboards and floor voids	Not at this time
Opening-up proposed	Carefully remove the vinyl floor, so that it can be reused, assess the floor boards and lift all floorboards as necessary to achieve objectives	The careful removal of built in kitchen furniture so that it can be reinstated.	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Butler's Pantry falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

floor within the Butler's Pantry, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure needs fully assessing with the boards lifted.

The opening-up works within the Butler's Pantry under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (southeast and southwest elevation).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

The opening-up works within the Butler's Pantry are limited to carefully removing the built-in kitchen furniture so that it can be subsequently reinstalled, carefully removing the vinyl flooring so that it can be subsequently be relaid, and establishing what the floorboards are and lifting all floorboards. This is required to assess the condition of the timbers within the external walls and the ceiling below and to assess the floor structure. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

Small Dining Room (GR05)

Small Dining Room (GR05)	Floors	Walls	Ceiling
Description	Oak floor board	Dado height timber panelling with wallpaper above	Lath and plaster ceiling with applied mouldings and cornice
Significance	High and likely original to the house	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No

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Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A
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The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Small Dining Room falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Small Dining Room, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

The opening-up works within the Small Dining Room under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (southwest elevation).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. They are oak and possibly contemporary with the house's construction (1681-1686). The boards are of exceptional heritage value. They are typically 230mm and many run the full length of the room. Their removal may require removing skirtings.

Salon (GR06)

Salon (GR06)	Floors	Walls	Ceiling
Description	Douglas Fir boards	Grinling Gibbons panelling including decorative cornice and painted panels	Lath and plaster ceiling with applied mouldings with gold leaf

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		and stone fire surround	
Significance	High	Very high exceptional artistic merit	Very high exceptional artistic merit
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Salon falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the actual presence and potential further spread of asbestos within floor voids and the need to remove it, this revised application seeks approval to lift all floorboards.

Asbestos has been found within the floor void in lining panels and it is strongly presumed that asbestos containing material is located elsewhere within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Salon, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

The opening-up works within the Salon under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (southwest elevation).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The

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lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. They are likely Douglas Fir and possibly installed after the house was constructed (1681-1686). Douglas Fir was widely imported in the C19. The boards within the Salon are nonetheless of substantial heritage value. They vary in width from 280-330mm and many run the full length of the room. Their removal may require removing skirtings.

Chinese Sitting Room (GR07)

Chinese Sitting Room (GR07)	Floors	Walls	Ceiling
Description	The boards are probably oak and range between 270 and 300 wide.	Dado height timber panelling with Chinese wallpaper above and a decorative fireplace	Lath and plaster ceiling with applied cornice
Significance		High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Chinese Sitting Room falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

approved. This is however inadequate to assess the structure. For this reason and due to the actual presence and potential further spread of asbestos within floor voids and the need to remove it, this revised application seeks approval to lift all floorboards.

Asbestos has been found within the floor void in lining panels, and as dust and debris, and it is strongly presumed that asbestos containing material is located elsewhere within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Chinese Sitting Room, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

The opening-up works within the Chinese Sitting Room under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (southwest elevation).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. They are typically 270-300mm and many run the full length of the room. Their removal may require removing skirtings.

Small Chinese Room (GR08)

Small Chinese Room (GR07)	Floors	Walls	Ceiling
Description	Many of the floorboards in this room are more recent replacements and are mostly pine	Dado height timber panelling with Chinese wallpaper above and a decorative fireplace and built in cabinets	Lath and plaster ceiling with applied cornice
Significance	Moderate	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos	Not at this time, however skirtings and window seats may need removing to allow lifting floorboards	Not at this time

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

	it is necessary to lift all floorboards		
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings and window seats)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Small Chinese Room falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Small Chinese Room, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

The opening-up works within the Small Chinese Room under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (southwest and northwest elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

3. First Floor

Blue Bathroom (FR01)

Blue Bathroom (FR01)	Floors	Walls	Ceiling
Description	The floorboards are oak with pine mixed in as replacements. Some floorboards in this room have already been lifted.	Full height panelling with decorative cornice	Lath and plaster ceiling with applied cornice
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings, sanitary ware and vanity units and other furniture may need carefully removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings, sanitary ware and vanity units and other furniture)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Blue Bathroom falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential further spread of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Blue Bathroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

The opening-up works within the Blue Bathroom under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northeast and northwest elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

To enable the lifting of the floorboards any sanitary ware, vanity units and other furniture that needs removing will be carefully removed/disassembled and placed into storage so that they can be reinstalled once the works required in the house have been completed.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

Blue Bedroom (FR02)

Blue Bedroom (FR02)	Floors	Walls	Ceiling
Description	The floorboards are oak with a few pine boards mixed in where replacements have been made. Some floorboards in this room have already been lifted.	Full height panelling with decorative cornice	Lath and plaster ceiling
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	Yes, panelling to one jamb to the door between the Blue Bedroom and North Hall and skirtings	No

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A
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The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Blue Bedroom falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the actual presence and potential further spread of asbestos within floor voids and the need to remove it, this revised application seeks approval to lift all floorboards.

Asbestos has been found within the floor void in lining panels and debris, and it is strongly presumed that asbestos containing material is located elsewhere within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Blue Bedroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

The opening-up works within the Blue Bedroom under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northwest elevations), and to carefully remove panelling to one jamb of the door between the Blue Bedroom and the North Hall.

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

The panelling removed is type 6, this panelling is a later addition (not original Jacobean panelling), which in part is why it was selected. The area of panelling to be removed will be kept to a minimum, and the area selected is in a discrete location.

Chinese Bedroom (FR03)

Chinese Bedroom (FR03)	Floors	Walls	Ceiling
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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Description	The floorboards are oak. Some floorboards in this room have already been lifted.	Dado height panelling with Chinese wallpaper above	Lath and plaster ceiling with applied plaster cornice
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Chinese Bedroom falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the actual presence and potential further spread of asbestos within floor voids and the need to remove it, this revised application seeks approval to lift all floorboards.

Asbestos has been found within the floor void in lining panels and debris, and dust, and it is strongly presumed that asbestos containing material is located elsewhere within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Chinese Bedroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

The opening-up works within the Chinese Bedroom under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northwest elevations).

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

Chinese Bathroom (FR04)

Chinese Bathroom (FR04)	Floors	Walls	Ceiling
Description	The floorboards are oak. Some floorboards in this room have already been lifted	Dado height panelling with plaster above and built in unit	Lath and plaster ceiling with applied plaster cornice
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings, sanitary ware and vanity units and other furniture may need carefully removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and floorboards within 1m of the external wall and all other floorboards as necessary to achieve objectives	No (save skirtings, sanitary ware and vanity units and other furniture)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Chinese Bathroom falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the actual presence and potential further spread of asbestos within floor voids and the need to remove it, this revised application seeks approval to lift all floorboards.

Asbestos has been found within the floor void as loose material, and it is strongly presumed that asbestos containing material is located elsewhere within the floor void. It is also presumed that asbestos has dropped into the ceiling (secondary) void below.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Chinese Bathroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

The opening-up works within the Chinese Bathroom under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northwest elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below, and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

To enable the lifting of the floorboards, any sanitary ware, vanity units and other furniture that needs removing will be carefully removed/disassembled and placed into storage so that they can be reinstalled once the works required in the house have been completed.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

Pink Bedroom (FR05)

Pink Bedroom (FR05)	Floors	Walls	Ceiling
Description	Some floorboards in this room have already been lifted	Dado height panelling with plaster above	Lath and plaster ceiling with applied plaster cornice
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and the potential presence of asbestos	Not at this time, however skirtings and window seats may need removing to allow lifting floorboards	Not at this time

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

	it is necessary to lift all floorboards		
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings and window seats)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Pink Bedroom falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the actual presence and potential further spread of asbestos within floor voids and the need to remove it, this revised application seeks approval to lift all floorboards.

Asbestos has been found within the floor void in internal lining panels, and it is strongly presumed that asbestos containing material is located elsewhere within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Pink Bedroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

The opening-up works within the Pink Bedroom under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northwest elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Pink Bathroom (FR06)

Pink Bathroom (FR06)	Floors	Walls	Ceiling
Description	The floorboards are a mixture of oak and pine. Some floorboards in this room have already been lifted	Dado height panelling with plaster above	Lath and plaster ceiling with applied plaster cornice
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings, sanitary ware and vanity units and other furniture may need carefully removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings, sanitary ware and vanity units and other furniture)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Pink Bathroom falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Pink Bathroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The opening-up works within the Pink Bathroom under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northeast and northwest elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

To enable the lifting of the floorboards any sanitary ware, vanity units and other furniture that needs removing will be carefully removed/disassembled and placed into storage so that they can be reinstalled once the works required in the house have been completed.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

Model Kitchen (FR07)

Model Kitchen (FR07)	Floors	Walls	Ceiling
Description	The floor is covered in vinyl and the floor boards below cannot be seen	Wall paper, built in kitchen units and bookshelves	Lath and plaster ceiling no cornice
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however kitchen units and other furniture (bookshelves and seating) may need carefully removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings, kitchen units and other furniture)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Model Kitchen falls

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Model Kitchen, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

The opening-up works within the Model Kitchen under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (southeast elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

To enable the lifting of the floorboards, kitchen units and other built-in furniture, bookshelves and seating will require carefully disassembling and placing into storage so that they can be reinstalled once the works required in the house have been completed.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

Yellow Bedroom (FR09)

Yellow Bedroom (FR09)	Floors	Walls	Ceiling
Description	The floorboards are oak with one small pine piece in the centre of the room. Some floorboards in this room have already been lifted	Dado height panelling with plaster above	Lath and plaster ceiling with decorative cornice
Significance	High	High	High

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings and window seat may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings and window seat)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Yellow Bedroom falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the actual presence and potential further spread of asbestos within floor voids and the need to remove it, this revised application seeks approval to lift all floorboards.

Asbestos has been found within the floor void in internal lining panels, and it is strongly presumed that asbestos containing material is located elsewhere within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Yellow Bedroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

The opening-up works within the Yellow Bedroom under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (southwest elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

Mrs Hyams Bathroom (FR10)

Mrs Hyams Bathroom (FR10)	Floors	Walls	Ceiling
Description	The floorboards are possibly pine almost all have been lifted and put back. Some floorboards in this room have already been lifted	Dado height panelling with plaster above and built in unit	Lath and plaster ceiling with applied plaster cornice
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings, sanitary ware and vanity unit and other furniture including a built-in unit may need carefully removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings, sanitary ware and vanity units and other furniture including built in unit)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Mrs Hyams Bathroom falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the actual presence and potential further spread of asbestos within floor voids and the need to remove it, this revised application seeks approval to lift all floorboards.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Asbestos has been found within the floor void in lining panels and debris, and it is strongly presumed that asbestos containing material is located elsewhere within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Mrs Hyams Bathroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

The opening-up works within the Mrs Hyams Bathroom under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (southwest elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

To enable the lifting of the floorboards any sanitary ware, vanity units or other furniture including a built-in unit that need removing will be carefully removed/disassembled and placed into storage so that they can be reinstalled once the works required in the house have been completed.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

Corridor (FR11)

Corridor (FR11)	Floors	Walls	Ceiling
Description	The floorboards are a mix of oak and pine. Some floorboards in this room have already been lifted	Full height panelling with decorative cornice	Lath and plaster ceiling
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Corridor falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted was approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Corridor, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

The opening-up works within the Corridor under application PL/2024/11184 encompassed carefully lifting floorboards which have been lifted in the past and all other floorboards in the corridor.

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There are glass doors as part of cabinetry in the first floor corridor. These will be removed and placed into storage.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

Mr Hyams Bedroom (FR12)

Mrs Hyams Bedroom (FR12)	Floors	Walls	Ceiling
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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Description	The floorboards are oak. Some floorboards in this room have already been lifted	Dado height panelling with wallpaper on plaster above	Lath and plaster ceiling with decorative cornice
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings and window seat may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and floorboards within 1m of the external wall and all other floorboards as necessary to achieve objectives	Yes, the lining/frame to the door reveal between Mr Hyams bedroom and the corridor and skirtings and window seat)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Mr Hyams Bedroom falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the actual presence and potential further spread of asbestos within floor voids and the need to remove it, this revised application seeks approval to lift all floorboards.

Asbestos has been found within the floor void in lining panels and debris/dust, and it is strongly presumed that asbestos containing material is located elsewhere within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Mr Hyams Bedroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The opening-up works within Mr Hyams Bedroom under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (southwest elevations), and to carefully remove one lining/frame to the door jamb between Mr Hyams bedroom and the corridor.

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

The removal of the door frame/lining is the minimum required to assess the service routes. The careful removal of the door lining/frame will be done in accordance with the methodology contained elsewhere in this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

Mr Hyams Bathroom (FR14)

Mrs Hyams Bathroom (FR14)	Floors	Walls	Ceiling
Description	The floorboards are thought to be oak generally with some pine mixed in. Some floorboards in this room have already been lifted	Dado height panelling with plaster above	Lath and plaster ceiling with applied plaster cornice
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings, sanitary ware and vanity units may need carefully removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings, sanitary ware and vanity unit)	No

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A
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The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Mr Hyams Bathroom falls somewhere between no harm and minor. As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the actual presence and potential further spread of asbestos within floor voids and the need to remove it, this revised application seeks approval to lift all floorboards.

Asbestos has been found within the floor void in internal lining panels, and it is strongly presumed that asbestos containing material is located elsewhere within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Mr Hyams Bathroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To open the room to visitors as part of the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need fully assessing with the boards lifted.

The opening-up works within Mr Hyams Bathroom under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (southwest elevations), and to carefully remove one lining/frame to the door jamb between Mr Hyams bedroom and the corridor.

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

To enable the lifting of the floorboards, any sanitary ware and the vanity unit, if they need removing, will be carefully removed/disassembled and placed into storage so that they can be reinstalled once the works required in the house have been completed.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

4. Second floor

Staff Sitting Room (SR01)

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Staff Sitting Room (SR01)	Floors	Walls	Ceiling
Description	The floor is covered in vinyl. The vinyl has not been lifted and we cannot therefore assess the existing floorboards nor whether any have been previously lifted.	The walls are lath and plaster and there is a skirting and low level skirting	Lath and plaster ceiling no cornice
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	The removal of vinyl may cause harm dependent upon how it is fixed. Harm would fall between minor and moderate, but closer to minor	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Staff Sitting Room fall somewhere between minor and moderate. (If the vinyl is fixed directly to floorboards, the harm could be moderate with damage to the surface of the boards. It is though more likely that the vinyl is fixed to an intermediate lining board, in which case the harm would be minimal or no harm.) As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Staff Sitting Room, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below need assessing.

The opening-up works within the Staff Sitting Room under application PL/2024/11184 were limited to carefully removing the vinyl flooring and lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northwest and northeast elevations).

The opening-up works within the Staff Bedroom are limited to carefully removing the vinyl flooring and lifting floorboards which have been lifted in the past and all floorboards within a zone of 1m of perimeter wall facing externally (northwest and northeast elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

No assessment of existing floorboards has been possible.

Staff Bedroom (SR02)

Staff Bedroom (SR02)	Floors	Walls	Ceiling
Description	The floor is covered in vinyl which is laid on carpet. The vinyl has not been lifted and we cannot therefore assess the existing floorboards nor whether any have been previously lifted.	The walls are lath and plaster and there is a skirting and low-level skirting	Lath and plaster ceiling no cornice
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	The removal of vinyl may cause harm dependent upon how it is fixed. Harm would fall between minor and moderate, but closer to minor	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Staff Bedroom falls somewhere between minor and moderate. (If the vinyl is fixed directly to floorboards the harm could be moderate with damage to the surface of the boards, it is though more likely that the vinyl is fixed to an intermediate lining board, in which case the harm would be minimal or no harm.)

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the actual presence and potential further spread of asbestos within floor voids and the need to remove it, this revised application seeks approval to lift all floorboards.

Asbestos has been found within the floor void in internal lining panels, debris/dust, and it is strongly presumed that asbestos containing material is located elsewhere within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Staff Bedroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Staff Bedroom under application PL/2024/11184 were limited to carefully removing the vinyl flooring and lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northeast elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

No assessment of existing floorboards has been possible.

Storeroom (SR03)

Storeroom (SR03)	Floors	Walls	Ceiling
Description	The floor is covered in vinyl. The vinyl has not been lifted and we cannot therefore assess the existing floorboards nor whether any have been previously lifted.	The walls and skirting are panelled and there is low level skirting	Lath and plaster ceiling with cornice as part of panelling
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	The removal of vinyl may cause harm dependent upon how it is fixed. Harm would fall between minor and moderate, but closer to minor	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Storeroom falls somewhere between minor and moderate. (If the vinyl is fixed directly to floorboards the harm could be moderate with damage to the surface of the boards, it is though more likely that the vinyl is fixed to an intermediate lining board, in which case the harm would be minimal or no harm.)

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Storeroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Storeroom under application PL/2024/11184 were limited to carefully removing the vinyl flooring and lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northeast elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

No assessment of existing floorboards has been possible.

Bedroom (SR04)

Bedroom (SR04)	Floors	Walls	Ceiling
Description	The floor is covered in vinyl. The vinyl has not been lifted and we cannot therefore assess the existing floorboards nor whether any have been previously lifted.	The walls and skirting are panelled and there is low level skirting	Lath and plaster ceiling with cornice as part of panelling
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Harm	The removal of vinyl may cause harm dependent upon how it is fixed. Harm would fall between minor and moderate, but closer to minor	Harm would fall between no harm and minor, but closer to no harm	N/A
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The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Bedroom falls somewhere between minor and moderate. (If the vinyl is fixed directly to floorboards the harm could be moderate with damage to the surface of the boards, it is though more likely that the vinyl is fixed to an intermediate lining board, in which case the harm would be minimal or no harm.)

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Bedroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Bedroom under application PL/2024/11184 were limited to carefully removing the vinyl flooring and lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northeast elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

No assessment of existing floorboards has been possible.

Bedroom (SR05)

Bedroom (SR05)	Floors	Walls	Ceiling
Description	The floorboards are generally 200-280	The walls and skirting are panelled	Lath and plaster ceiling with cornice as part of panelling

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

	wide and possibly oak	and there is low level skirting	
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Bedroom falls somewhere between no harm and minor.

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Bedroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Bedroom under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northeast elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

Dressing Room (SR06)

Dressing Room (SR06)	Floors	Walls	Ceiling
Description	The floorboards are generally 215-280 wide and possibly oak	The walls and skirting are panelled and there is low level skirting	Lath and plaster ceiling with cornice as part of panelling
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Dressing Room falls somewhere between no harm and minor.

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Dressing Room, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Dressing Room under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northeast elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

Bathroom (SR07)

Bathroom (SR07)	Floors	Walls	Ceiling
Description	The floorboards are generally 125-170 wide and a mix of oak and pine	The walls and skirting are panelled and there is low level skirting	Lath and plaster ceiling with cornice as part of panelling
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Bathroom falls somewhere between no harm and minor.

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Bathroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Bathroom under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northeast and southeast elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

To enable the lifting of the floorboards, any sanitary ware and the vanity unit, if they need removing, will be carefully removed/disassembled and placed into storage so that they can be reinstalled once the works required in the house have been completed.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. Their removal may require removing skirtings.

Green Bedroom (SR08)

Green Bedroom (SR08)	Floors	Walls	Ceiling
Description	The floor is covered in vinyl. The vinyl has not been lifted and we cannot therefore assess the existing floorboards nor whether any have been previously lifted.	The walls and skirting are panelled and there is low level skirting	Lath and plaster ceiling with cornice as part of panelling
Significance	High	High	High

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Resurfacing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Need for opening-up	To assess the floor structure, to plan for the resurfacing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	The removal of vinyl may cause harm dependent upon how it is fixed. Harm would fall between minor and moderate, but closer to minor	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Green Bedroom falls somewhere between minor and moderate. (If the vinyl is fixed directly to floorboards the harm could be moderate with damage to the surface of the boards, it is though more likely that the vinyl is fixed to an intermediate lining board, in which case the harm would be minimal or no harm.)

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Green Bedroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Green Bedroom under application PL/2024/11184 were limited to carefully removing the vinyl flooring and lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northeast and northwest elevations).

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

No assessment of existing floorboards has been possible.

Linen Room (SR09)

Linen Room (SR09)	Floors	Walls	Ceiling
Description	The floor is covered in vinyl. The vinyl has not been lifted and we cannot therefore assess the existing floorboards nor whether any have been previously lifted.	The walls are panelled with some built in furniture which appears as part of the panelling and there is low level skirting	Lath and plaster ceiling with cornice as part of panelling
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	The removal of vinyl may cause harm dependent upon how it is fixed. Harm would fall between minor and moderate, but closer to minor	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Linen Room falls somewhere between minor and moderate. (If the vinyl is fixed directly to floorboards the harm

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

could be moderate with damage to the surface of the boards, it is though more likely that the vinyl is fixed to an intermediate lining board, in which case the harm would be minimal or no harm.)

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Linen Room, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Linen Room under application PL/2024/11184 were limited to carefully removing the vinyl flooring and lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northeast and northwest elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

No assessment of existing floorboards has been possible.

Central Landing (SR10)

Central Landing (SR10)	Floors	Walls	Ceiling
Description	The floor is covered in carpet which has been lifted. The existing floorboards are probably oak and all those which are exposed have previously been lifted	The walls and skirting are panelled and there is low level skirting. There are various built in cupboards	Lath and plaster ceiling with cornice as part of panelling
Significance	High	High	High

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Central Landing on the second floor falls somewhere between no harm and minor.

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted was approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Central Landing, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Central Landing under application PL/2024/11184 were limited to carefully lifting floorboards which have been lifted in the past.

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. They are likely oak. The boards are of

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

exceptional heritage value. They are typically 210-320mm wide. Their removal may require removing skirtings.

Storeroom (SR11)

Storeroom (SR11)	Floors	Walls	Ceiling
Description	The floor is covered in vinyl. The vinyl has not been lifted and we cannot therefore assess the existing floorboards nor whether any have been previously lifted	The walls are panelled with some built in furniture and there is low level skirting	Lath and plaster ceiling and skeling with cornice as part of panelling
Significance	Likely high	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	The removal of vinyl may cause harm dependent upon how it is fixed. Harm would fall between minor and moderate, but closer to minor	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Storeroom falls somewhere between minor and moderate. (If the vinyl is fixed directly to floorboards the harm could be moderate with damage to the surface of the boards, it is though more likely that the vinyl is fixed to an intermediate lining board, in which case the harm would be minimal or no harm.)

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Storeroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Storeroom under application PL/2024/11184 were limited to carefully removing the vinyl flooring and lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (southwest elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

No assessment of existing floorboards has been possible.

Restoration Room (SR12)

Restoration Room (SR12)	Floors	Walls	Ceiling
Description	The floor is covered in vinyl. The vinyl has not been lifted and we cannot therefore assess the existing floorboards nor whether any have been previously lifted	The walls are panelled and there is low level skirting	Lath and plaster ceiling and skeling with cornice as part of panelling
Significance	Likely high	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Harm	The removal of vinyl may cause harm dependent upon how it is fixed. Harm would fall between minor and moderate, but closer to minor	Harm would fall between no harm and minor, but closer to no harm	N/A
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The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Restoration Room falls somewhere between minor and moderate. (If the vinyl is fixed directly to floorboards the harm could be moderate with damage to the surface of the boards, it is though more likely that the vinyl is fixed to an intermediate lining board, in which case the harm would be minimal or no harm.)

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Restoration Room, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Restoration Room under application PL/2024/11184 were limited to carefully removing the vinyl flooring and lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (southwest elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

No assessment of existing floorboards has been possible.

Sewing Room (SR13)

Sewing Room (SR12)	Floors	Walls	Ceiling
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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Description	The floorboards are probably oak and of varying widths between 250-280. All boards have previously been lifted	The walls are panelled and there is a low-level skirting. There are also built-in cupboards one of which has incredibly fine glazing beads which will require carefully taking down protecting and putting into storage before opening up commences	Lath and plaster ceiling and skirting with cornice as part of panelling
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Sewing Room falls somewhere between no harm and minor.

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Sewing Room, undertaken before application PL/2024/11184 was made in

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Sewing Room under application PL/2024/11184 were limited to carefully removing the vinyl flooring and lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (southwest elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

There is a fireplace hearth which will only be removed if necessary. As noted above this will be the last resort option and care will be taken to avoid damage the hearth and surrounding fabric.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. They are probably oak and are typically 250-280mm. They have all previously been lifted. Their removal may require removing skirtings.

In application PL/2024/11184 it was noted that one of the built-in cupboards has incredibly fine glazing beads which will require carefully taking down, protecting and putting into storage before opening up commences.

Staff Bathroom (SR14)

Staff Bathroom (SR14)	Floors	Walls	Ceiling
Description	The floorboards are probably oak and of varying widths between 260-280	The walls are panelled and there is a low-level skirting	Lath and plaster ceiling and skirting with cornice as part of panelling
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve needs above	No (save skirtings)	No
Harm	Harm would fall between no harm	Harm would fall between no harm	N/A

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Resurfacing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

	and minor, but closer to no harm	and minor, but closer to no harm	
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The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Staff Bathroom falls somewhere between no harm and minor.

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Staff Bathroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Staff Bathroom under application PL/2024/11184 were limited to carefully removing the vinyl flooring and lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northwest and southwest elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

To enable the lifting of the floorboards any sanitary ware and the vanity unit if they need removing will be carefully removed/disassembled and placed into storage so that they can be reinstalled once the works required in the house have been completed.

A survey was undertaken which identifies boards which have clearly already been lifted. An assessment has been made of the existing floorboards. They are probably oak and are typically 260-280mm. Their removal may require removing skirtings.

Staff Bathroom (SR15)

Staff Bathroom (SR15)	Floors	Walls	Ceiling
Description	The floor is covered in carpet. The carpet has not been lifted and we cannot therefore assess the	The walls are panelled and there is a low-level skirting	Lath and plaster ceiling and skirting with cornice as part of panelling

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

	existing floorboards nor whether any have been previously lifted		
Significance	Likely high	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	Harm would fall between no harm and minor, but closer to no harm	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Staff Bathroom falls somewhere between no harm and minor.

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Staff Bathroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Staff Bathroom under application PL/2024/11184 were limited to carefully removing the vinyl flooring and lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northwest and southwest elevations).

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

To enable the lifting of the floorboards, any sanitary ware and the vanity unit, if they need removing will be carefully removed/disassembled and placed into storage so that they can be reinstalled once the works required in the house have been completed.

No assessment of existing floorboards has been possible.

Staff Bedroom (SR16)

Staff Bedroom (SR16)	Floors	Walls	Ceiling
Description	The floor is covered in carpet which is on vinyl. Neither the carpet nor vinyl have been sufficiently lifted to view the boards and we cannot therefore assess the existing floorboards, nor whether any have been previously lifted	The walls are panelled and there is a low level skirting	Lath and plaster ceiling and skirting with cornice as part of panelling
Significance	Likely high	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	The removal of vinyl may cause harm dependent upon how it is fixed. Harm would fall between	Harm would fall between no harm and minor, but closer to no harm	N/A

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

	minor and moderate, but closer to minor		
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The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Staff Bedroom falls somewhere between minor and moderate. (If the vinyl is fixed directly to floorboards the harm could be moderate with damage to the surface of the boards, it is though more likely that the vinyl is fixed to an intermediate lining board, in which case the harm would be minimal or no harm.)

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Staff Bedroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Staff Bedroom under application PL/2024/11184 were limited to carefully removing the vinyl flooring and lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northwest elevations).

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

No assessment of existing floorboards has been possible.

Staff Bedroom (SR17)

Staff Bedroom (SR17)	Floors	Walls	Ceiling
Description	The floor is covered with vinyl which in places has been removed. The vinyl has been laid directly on to the floorboards. The floorboards appear to be oak	The walls are panelled and there is a low-level skirting	Lath and plaster ceiling and skirting with cornice as part of panelling
Significance	High	High	High

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and potential presence of asbestos it is necessary to lift all floorboards	Not at this time, however skirtings may need removing to allow lifting floorboards	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No (save skirtings)	No
Harm	The removal of vinyl may cause harm dependent upon how it is fixed. Harm would fall between minor and moderate, but closer to minor	Harm would fall between no harm and minor, but closer to no harm	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Staff Bedroom falls somewhere between minor and moderate. Where the vinyl is laid directly on to the floorboards it will require careful removal the harm could be moderate with damage to the surface of the boards.

As part of application PL/2024/11184 the lifting of floorboards that have already been lifted and floorboards within 1m of the external wall were approved. This is however inadequate to assess the structure. For this reason and due to the actual presence and potential further spread of asbestos within floor voids and the need to remove it, this revised application seeks approval to lift all floorboards.

Asbestos has been found within the floor void in lining panels and as debris, and it is strongly presumed that asbestos containing material is located elsewhere within the floor void.

The electrical services within the Manor House have been assessed and are known to be unsafe. Other services are similarly old and in need of replacement. An initial assessment of the floor within the Staff Bedroom, undertaken before application PL/2024/11184 was made in December 2024, raised concerns related to the floor's structural stability. To use the room to support the Ramsbury Manor Foundation's educational objective and to provide public benefit, the floor structure and the ceiling below needs assessing.

The opening-up works within the Staff Bedroom under application PL/2024/11184 were limited to carefully removing the vinyl flooring and lifting floorboards which have been lifted in the past and to lift all floorboards within a zone of 1m from the external walls (northeast elevations).

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

The assessment of existing floorboards has been restricted by the vinyl flooring.

Corridor (SR18)

Corridor (SR18)	Floors	Walls	Ceiling
Description	The floor is covered in carpet and it was not possible to assess the floorboards	The walls are panelled with a mix of panelling some of which is older than others	Lath and plaster ceiling with cornice as part of panelling
Significance	Likely high	High	High
Need for opening-up	To assess the floor structure and to plan for the reservicing of the building and to address the actual and potential presence of asbestos it is necessary to lift all floorboards	Not at this time	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No	No
Harm	Harm would fall between minor and moderate, but closer to minor	N/A	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Corridor falls somewhere between minor and moderate.

As part of application PL/2024/11184 there was no intention to lift floorboards in this space

It is however necessary to lift floorboards to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

Cupboard (SR19)

Cupboard (SR19)	Floors	Walls	Ceiling
Description	The floor is covered in vinyl and it was not possible to assess the floorboards	The walls are panelled with a mix of panelling some of which is older than others	Lath and plaster ceiling with cornice as part of panelling
Significance	Likely high	High	High
Need for opening-up	To assess the floor structure and to plan for the reservicing of the building and to address the actual and potential presence of asbestos it is necessary to lift all floorboards	Not at this time	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objective	No	No
Harm	The removal of vinyl may cause harm dependent upon how it is fixed. Harm would fall between minor and moderate, but closer to minor	N/A	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Cupboard falls somewhere between minor and moderate. Where the vinyl is laid directly on to the floorboards it will require careful removal the harm could be moderate with damage to the surface of the boards.

As part of application PL/2024/11184 there was no intention to lift floorboards in this space

It is however necessary to lift floorboards to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

It is strongly presumed that asbestos containing material is located within the floor void.

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

The assessment of existing floorboards has been restricted by the vinyl flooring.

Hallway (SR20)

Hallway (SR20)	Floors	Walls	Ceiling
Description	The floor is covered in carpet and it was not possible to assess the floorboards	The walls are panelled	Lath and plaster ceiling with cornice as part of panelling
Significance	Likely high	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and potential presence of asbestos it is necessary to lift all floorboards	Not at this time	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No	No
Harm	Harm would fall between minor and moderate, but closer to minor	N/A	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Hallway falls somewhere between minor and moderate.

As part of application PL/2024/11184 there was no intention to lift floorboards in this space

It is however necessary to lift floorboards to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

Alarm Cupboard (SR21)

Alarm Cupboard (SR21)	Floors	Walls	Ceiling
Description	The floor oak with boards 300mm wide	The walls are panelled	Lath and plaster ceiling with cornice as part of panelling
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and potential presence of asbestos it is necessary to lift all floorboards	Not at this time	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No	No
Harm	The removal of vinyl may cause harm dependent upon how it is fixed. Harm would fall between minor and moderate, but closer to minor	N/A	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Alarm Cupboard falls somewhere between minor and moderate. Where the vinyl is laid directly on to the floorboards it will require careful removal the harm could be moderate with damage to the surface of the boards.

As part of application PL/2024/11184 there was no intention to lift floorboards in this space

It is however necessary to lift floorboards to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

It is strongly presumed that asbestos containing material is located within the floor void.

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

The assessment of existing floorboards has been restricted by the vinyl flooring.

Hallway (SR22)

Hallway (SR22)	Floors	Walls	Ceiling
Description	The floor oak with boards 300mm wide	The walls are panelled	Lath and plaster ceiling with cornice as part of panelling
Significance	High	High	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and potential presence of asbestos it is necessary to lift all floorboards	Not at this time	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards as necessary to achieve objectives	No	No
Harm	Harm would fall between minor and moderate, but closer to minor	N/A	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Hallway falls somewhere between minor and moderate.

As part of application PL/2024/11184 there was no intention to lift floorboards in this space

It is however necessary to lift floorboards to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair, Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

Lobby (SR23)

Lobby (SR23)	Floors	Walls	Ceiling
Description	The floor oak with boards 300mm wide	The walls are panelled but the panelling is hardboard	Lath and plaster ceiling with cornice as part of panelling
Significance	High	Moderate	High
Need for opening-up	To assess the floor structure, to plan for the reservicing of the building and to address the actual and potential presence of asbestos it is necessary to lift all floorboards	Yes, to establish cable routes	Not at this time
Opening-up proposed	Lifting of floorboards that have already been lifted and all other floorboards	The	No
Harm	Harm would fall between minor and moderate, but closer to minor	Minimal	N/A

The level of heritage value and significance within Ramsbury Manor House is high. On any scale of magnitude of impact, the opening-up works proposed within the Lobby falls somewhere between minor and moderate.

As part of application PL/2024/11184 there was no intention to lift floorboards in this space, however, the application did include for carefully removing hardboard panelling.

It is however necessary to lift floorboards to assess the structure. For this reason and due to the potential presence of asbestos within floor voids and the need to remove it, if present, this revised application seeks approval to lift all floorboards.

It is strongly presumed that asbestos containing material is located within the floor void.

The careful lifting of all floorboards is now required to assess the structure, the condition of timbers, and the ceiling below and to assess the presence of asbestos/remove asbestos. The lifting of floorboards will be done in accordance with the methodology contained elsewhere within this report.

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair,
Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Appendix 2: photographs lower-ground floor

(Majority of internal walls and ceilings.)

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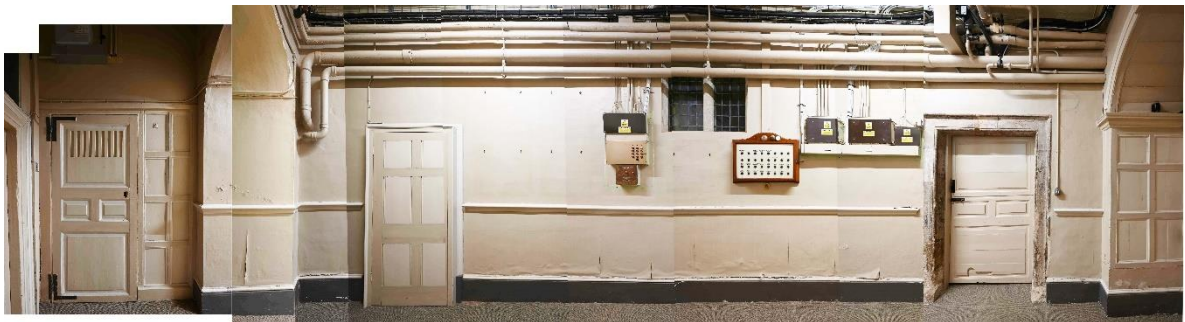


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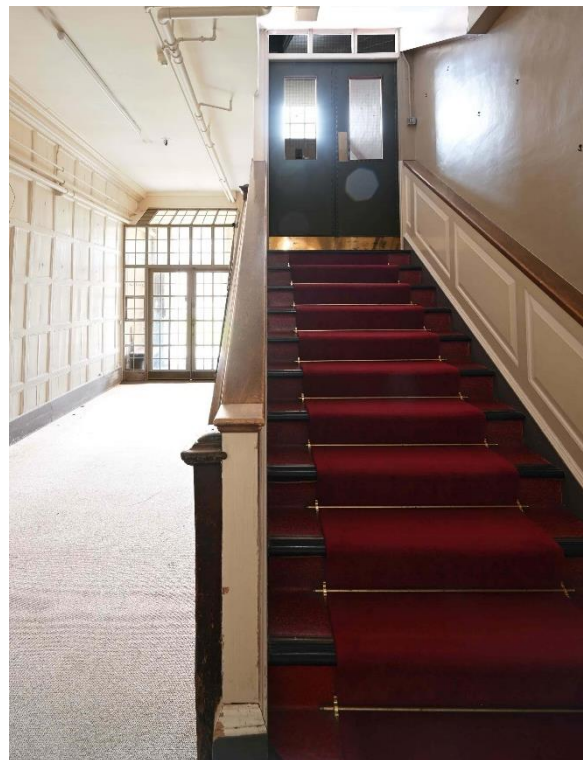


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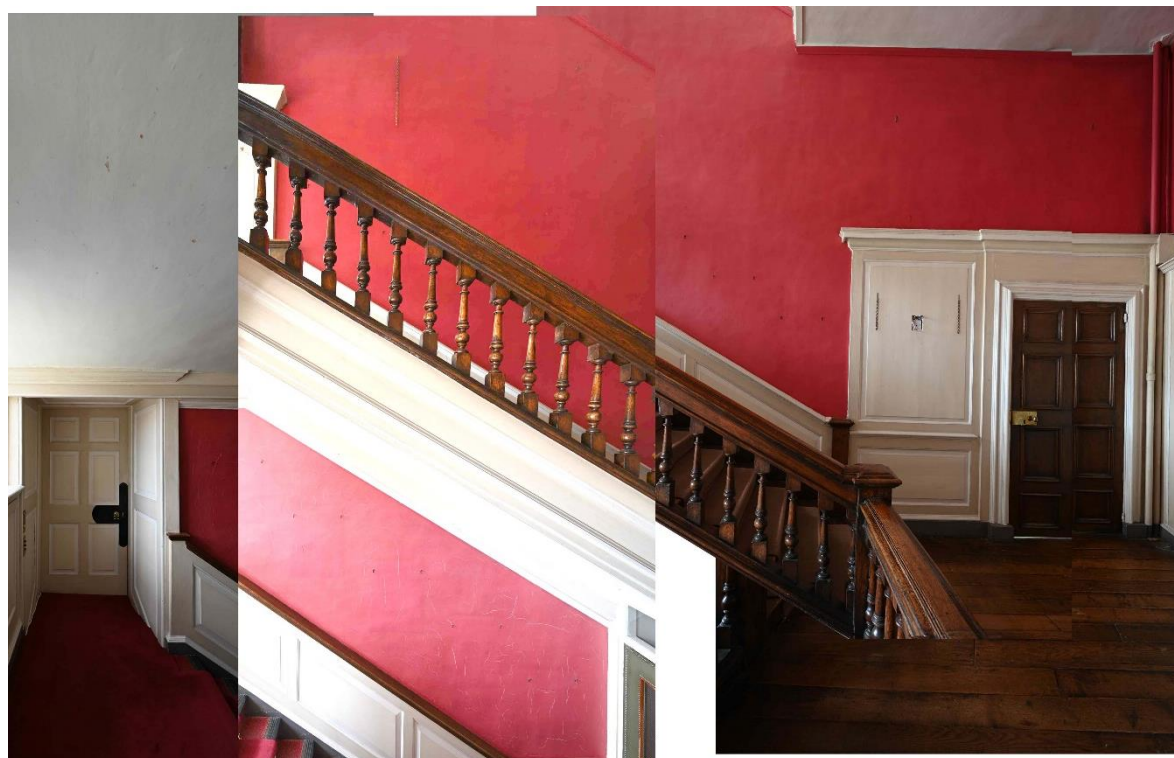


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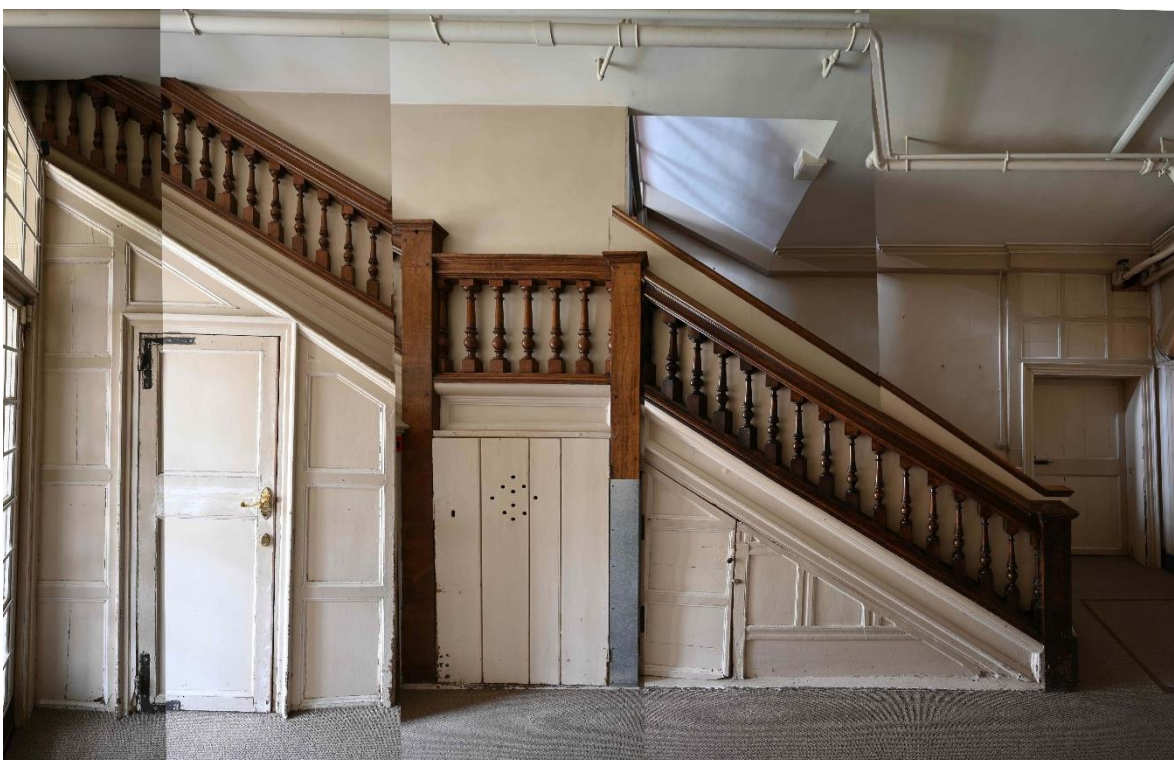


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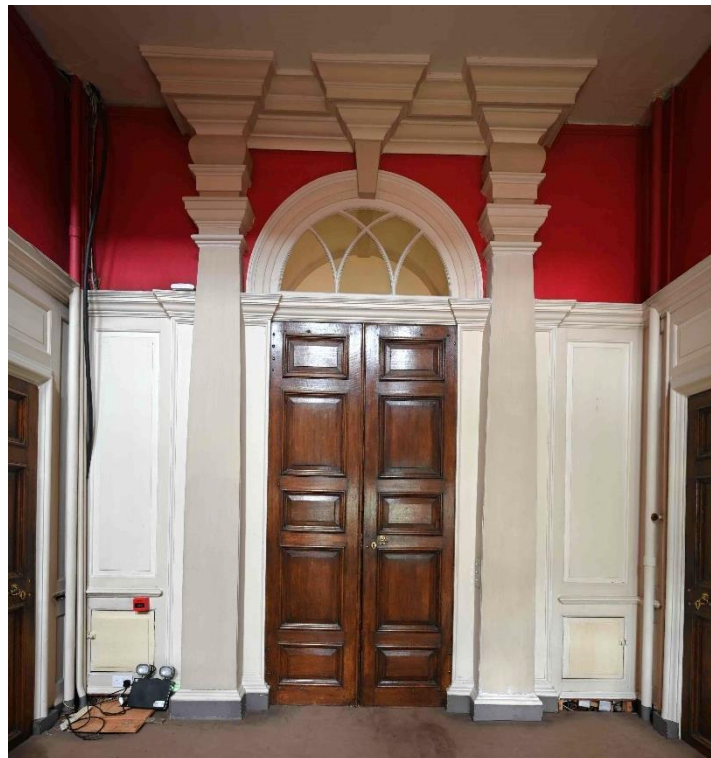


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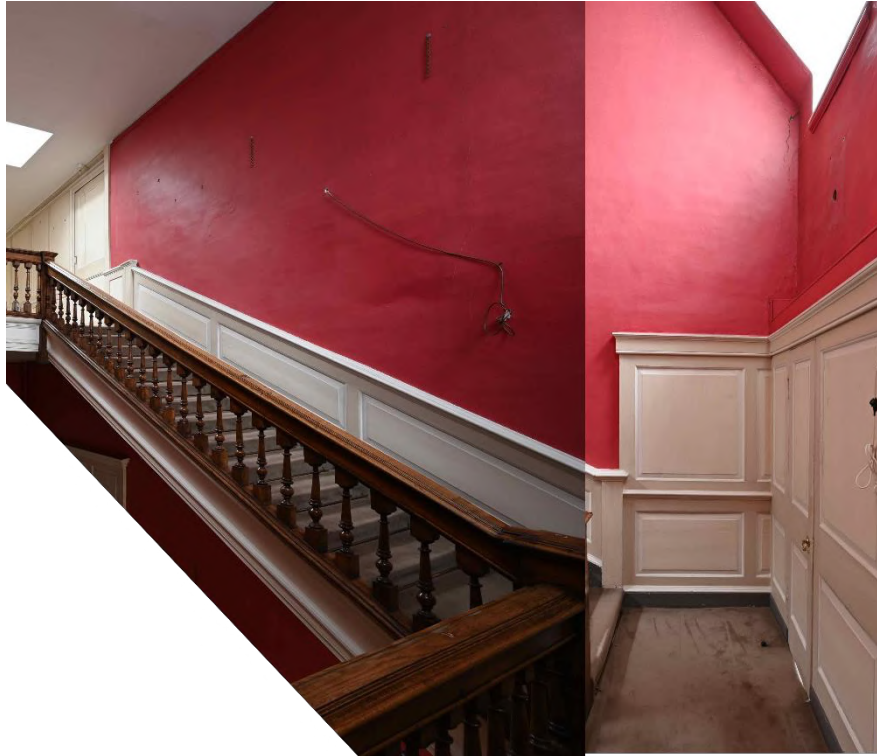


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Further opening-up works required to Ramsbury Manor House to Facilitate Repair,
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(Majority of internal walls and ceilings.)

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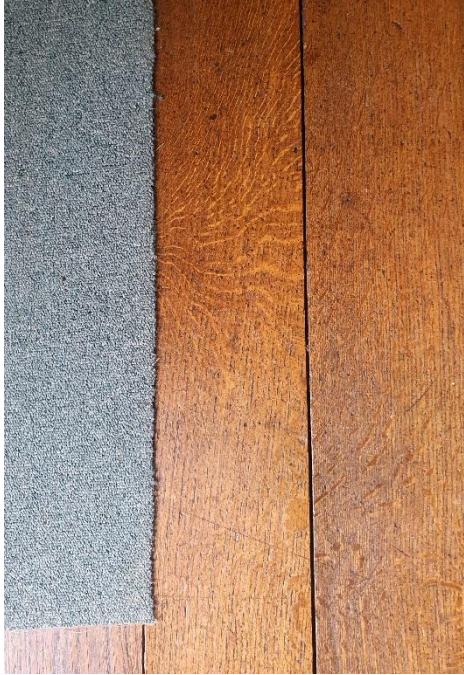


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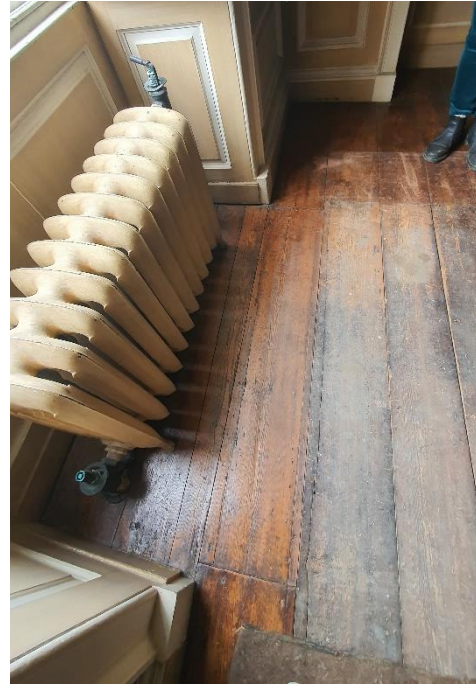


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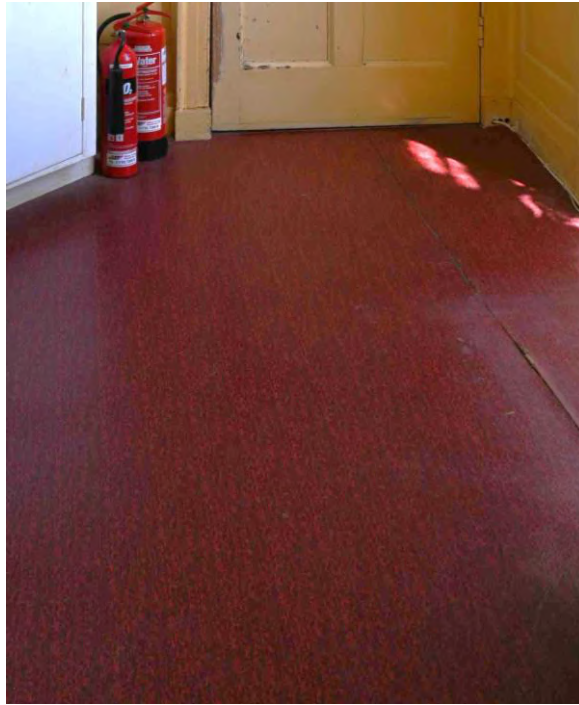


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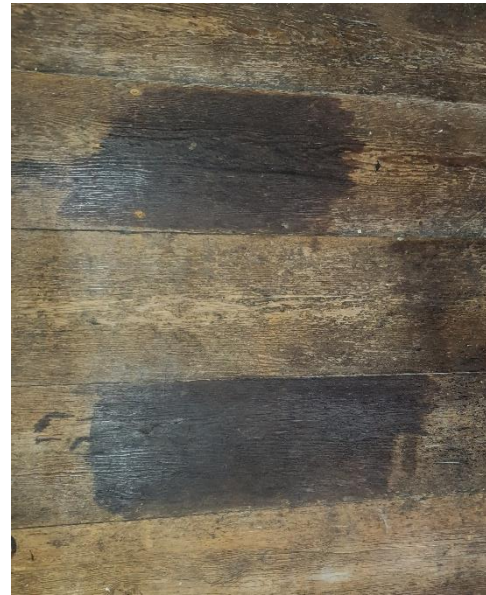


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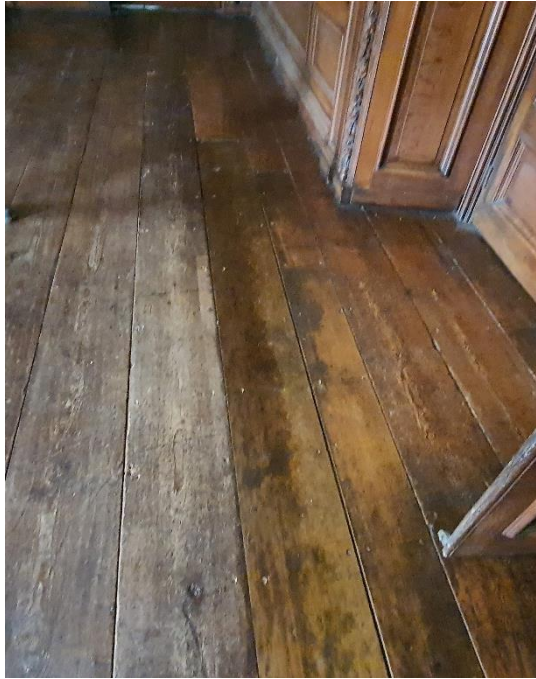


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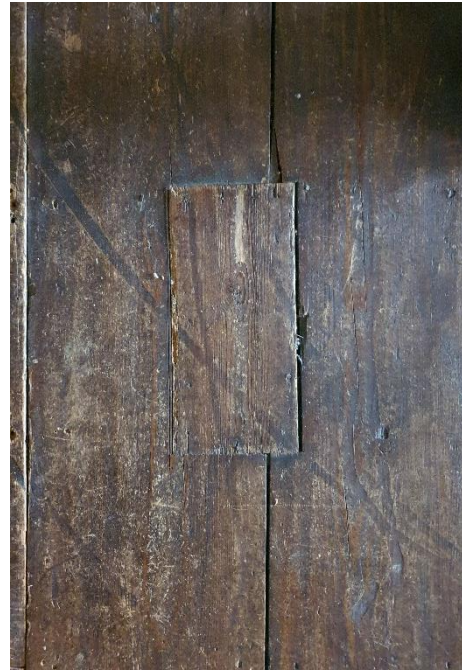


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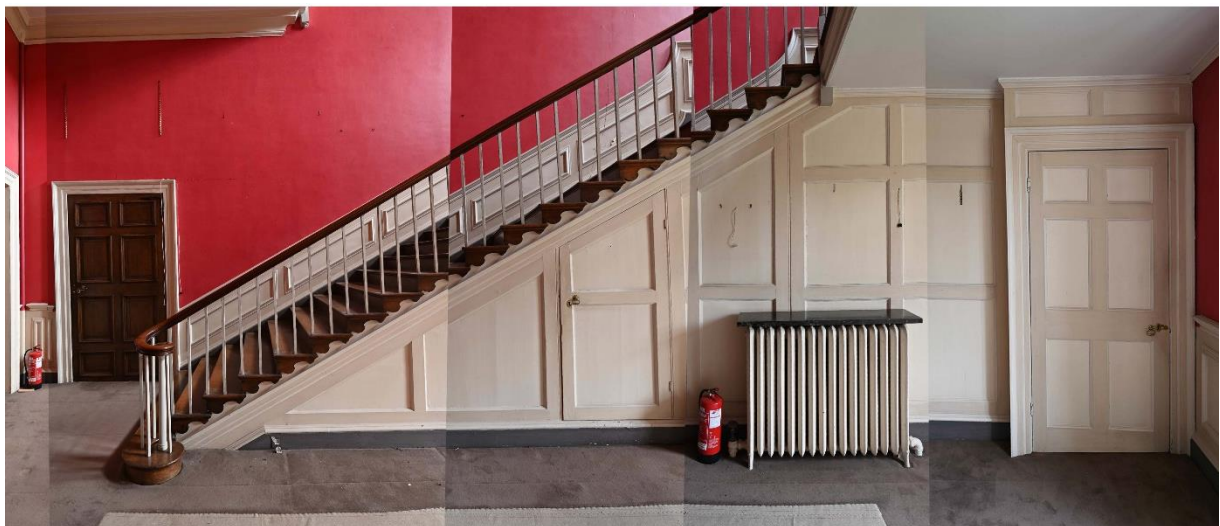


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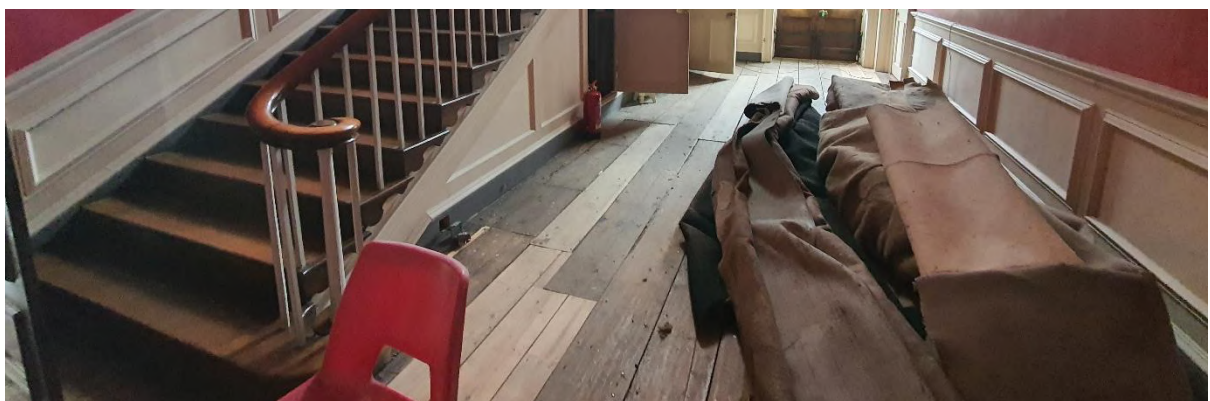


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Further opening-up works required to Ramsbury Manor House to Facilitate Repair,
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(Majority of internal walls and ceilings.)

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Figure 4: NE internal facade - Blue Bathroom FR01



*Figure 5: Timber floor, post carpet removal -
Blue Bathroom FR01*



*Figure 6: Timber floor old repairs - Blue Bathroom
FR01*



*Figure 7: Timber floor, post carpet removal -
Blue Bathroom FR01*



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Figure 9: SW internal facade - Blue Bedroom FR02



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Figure 11: NE internal facade - Blue bedroom FR02



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Figure 14: SE internal facade - Chinese Bedroom FR03



Figure 15: SW internal facade - Chinese Bedroom FR03



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Figure 17: NE internal facade - Chinese Bedroom FR03



*Figure 18: Small inspected part of the timber -
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Figure 19: Reflected ceiling view - Chinese Bedroom FR03



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Figure 22: NW internal facade - Chinese Bathroom FR04



Figure 23: NE internal facade- Chinese Bathroom FR04



Figure 24: : Exposed timber floor slats after the removal of the carpet – Chinese Bathroom FR04



Figure 25: SE internal facade - Pink Bedroom FR05



Figure 26: SW internal facade - Pink Bedroom FR05



Figure 27: NW internal facade - Pink Bedroom FR05



Figure 28: NE internal facade - Pink Bedroom FR05



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Figure 30: Old repair to floor - Pink Bedroom FR05



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Figure 32: SE internal facade - Pink Bathroom FR06



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Figure 34: NW internal facade - Pink Bathroom FR06



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Figure 37: Timber boards, post carpet removal - Pink Bathroom FR06



Figure 38: SE internal facade - Model Kitchen FR07



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*Figure 42: Existing vinyl floor - Model
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Figure 43: SE internal facade - Mrs. Hyams Dressing Room FR08



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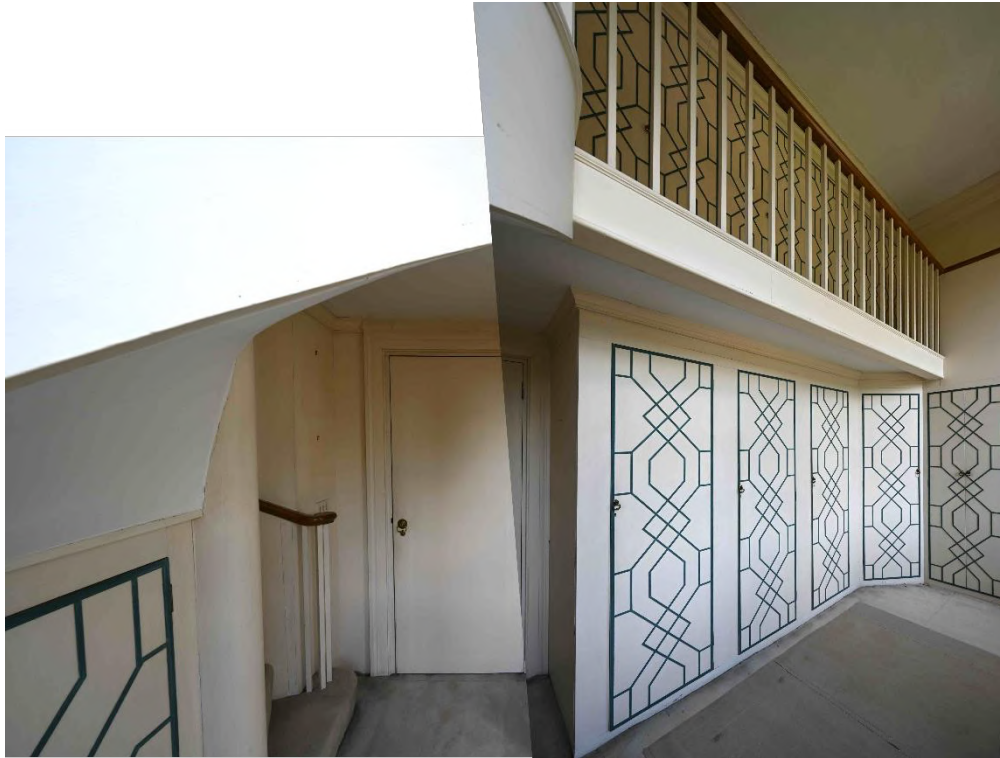


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Figure 46: NE internal facade - Mrs. Hyams Dressing Room FR08

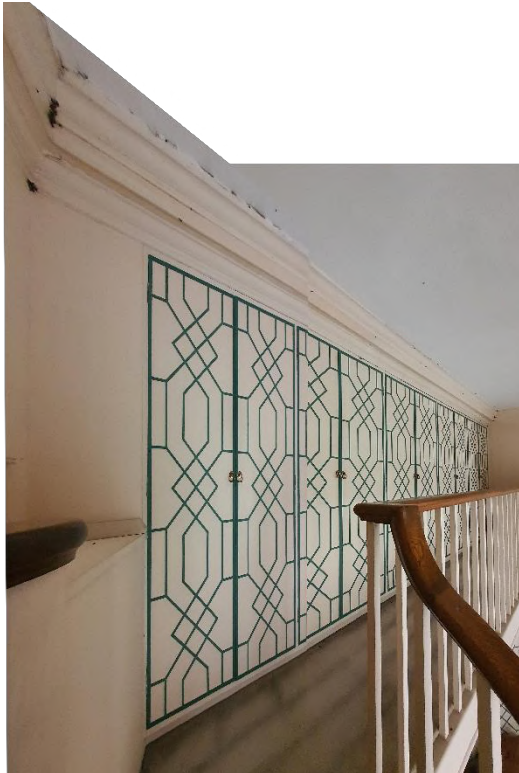


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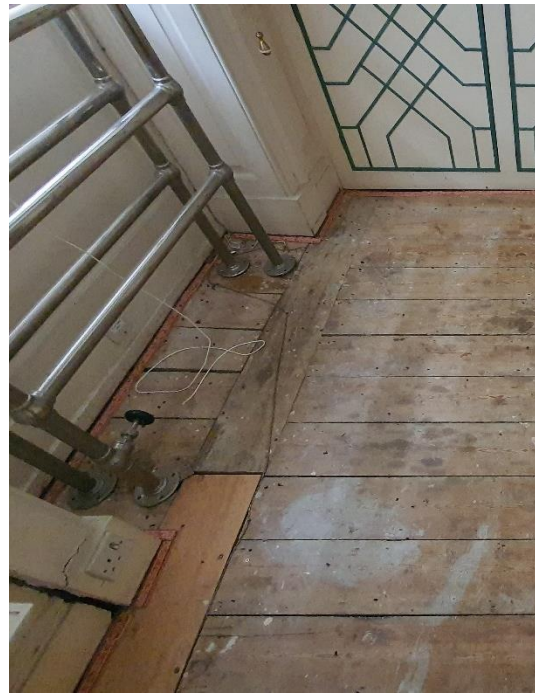


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Figure 51: SE internal facade - Yellow Bedroom FR09



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Figure 53: NW internal facade - Yellow Bedroom FR09



Figure 54: NE internal facade - Yellow Bedroom FR09



Figure 55: Timber boards post carpet removal – Yellow Bedroom FR09

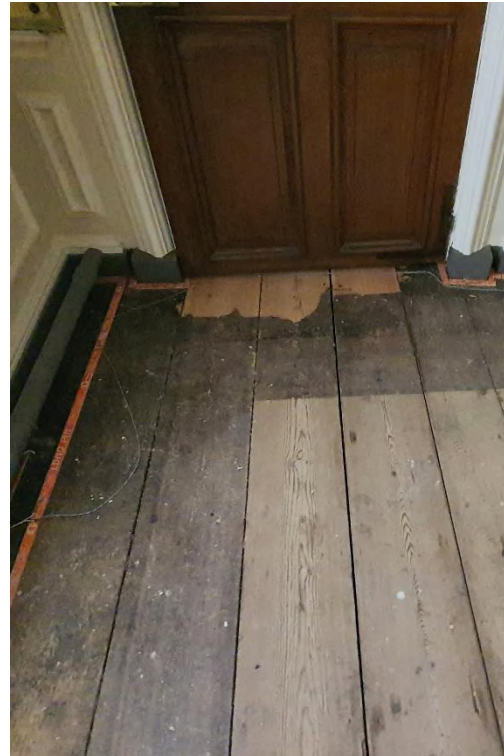


Figure 56: Timber boards - Yellow Bedroom FR09



Figure 57: Old timber repair to floor - Yellow Bedroom FR09



Figure 58: SE internal facade - Corridor FR11



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Figure 65: SW internal facade - Mrs. Hyams Bathroom FR10



Figure 66: NW internal facade - Mrs. Hyams Bathroom FR10



Figure 67: NE internal facade - Mrs. Hyams Bathroom FR10



Figure 68: Areas of adhesive from the vinyl that was removed - Mrs. Hyams Bathroom FR10



Figure 69: Timber boards, post vinyl removal- Mrs. Hyams Bathroom FR10



Figure 70: Timber boards, post vinyl removal - Mrs. Hyams Bathroom FR10



Figure 71: SE internal facade - Mrs. Hyams Bedroom FR12



Figure 72: SW internal facade - Mrs. Hyams Bedroom FR12



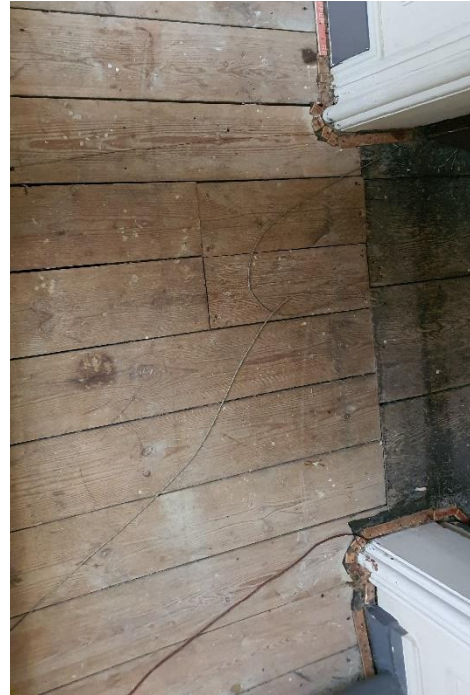
Figure 73: NW internal facade - Mrs. Hyams Bedroom FR12



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*Figure 75: Old floor repairs - Mrs. Hyams
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*Figure 76: Timber boards near threshold - Mrs.
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*Figure 77: Timber boards, post carpet removal -
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Figure 78: SE internal facade - Mr. Hyams Bedroom FR13



Figure 79: SW internal facade - Mr. Hyams Bedroom FR13



Figure 80: NW internal facade - Mr. Hyams Bedroom FR13



Figure 81: NE internal facade - Mr. Hyams Bedroom FR13



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Figure 83: Perimeter timber boards - Mr. Hyams Bedroom FR13



Figure 84: Timber boards, post carpet removal - Mr. Hyams Bedroom FR13



Figure 85: SE internal facade - Mr. Hyams Bathroom FR14



Figure 86: SW internal facade - Mr. Hyams Bathroom FR14



Figure 87: NW internal facade - Mr. Hyams Bathroom FR14



*Figure 88: NE internal facade - Mr. Hyams Bathroom
FR14*



Figure 89: Old timber repair to floor - Mr. Hyams Bathroom FR14



Figure 90: Timber boards, post carpet removal - Mr. Hyams Bathroom FR14

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Appendix 5: photographs second floor

(Majority of internal walls and ceilings.)

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Figure 1: SE internal facade - Staff Bedroom SR01



Figure 2: NW internal facade - Staff Bedroom SR01



Figure 3: NE internal facade - Staff Bedroom SR01



Figure 4: Floor, carpet removal and vinyl - Staff Bedroom SR01

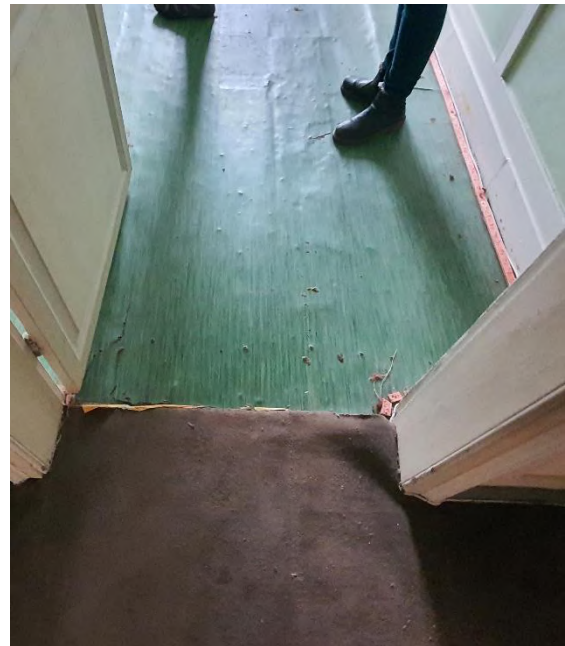


Figure 5: Vinyl floor - Staff Bedroom SR01



Figure 6: SE internal facade - Staff Sitting Room SR02



Figure 7: SW internal facade - Staff Sitting Room SR02



Figure 8: NW internal facade - Staff Sitting Room SR02



Figure 9: NE internal facade - Staff Sitting Room SR02



*Figure 10: Vinyl floor under carpet - Staff Sitting Room
SR02*



Figure 11: SE internal facade - Storeroom SR03



Figure 12: SW internal facade - Storeroom SR03



Figure 13: NW internal facade - Storeroom SR03



Figure 14: NE internal facade - Storeroom SR03



Figure 15: Vinyl floor - Storeroom SR03



Figure 16: Radiator and floor - Storeroom SR03



Figure 17: SE internal facade - Bedroom SR04



Figure 18: SW internal facade - Bedroom SR04



Figure 19: NW internal facade - Bedroom SR04



Figure 20: NE internal facade - Bedroom SR04



Figure 21: Vinyl floor - Bedroom SR04



Figure 22: SE internal facade - Bedroom SR05



Figure 23: SW internal facade - Bedroom SR05



Figure 24: NW internal facade - Bedroom SR05



Figure 25: NE internal facade - Bedroom SR05



Figure 26: Exposed timber floor post carpet removal - Bedroom SR05



Figure 27: Exposed timber floor post carpet removal - Bedroom SR05



Figure 28: SE internal facade - Dressing Room SR06



Figure 29: SW internal facade - Dressing Room SR06



Figure 30: NW internal facade - Dressing Room SR06



Figure 31: NE internal facade - Dressing Room SR06



*Figure 32: Exposed timber floor post carpet removal -
Dressing Room SR06*



*Figure 33: Exposed timber floor post carpet removal -
Dressing Room SR06*



Figure 34: SE internal facade - Bathroom SR07



Figure 35: SW internal facade - Bathroom SR07



Figure 36: NW internal facade - Bathroom SR07



Figure 37: NE internal facade - Bathroom SR07



Figure 38: Exposed timber floor post vinyl removal - Bathroom SR07

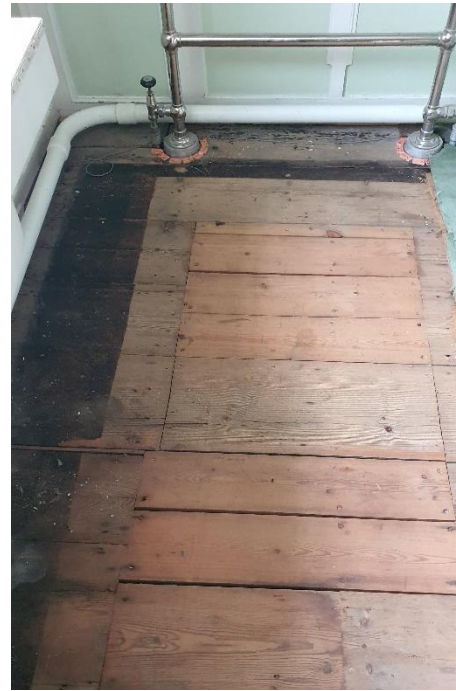


Figure 39: Exposed timber floor post vinyl removal - Bathroom SR07



Figure 40: SE internal facade - Green Bedroom SR08



Figure 41: SW internal facade - Green Bedroom SR08



Figure 42: NW internal facade - Green Bedroom SR08



Figure 43: NE internal facade - Green Bedroom SR08



Figure 44: Inside cupboard - Green Bedroom SR08



Figure 45: Inside cupboard - Green Bedroom SR08



Figure 46: Removal of carpet and exposing vinyl - Green Bedroom SR08

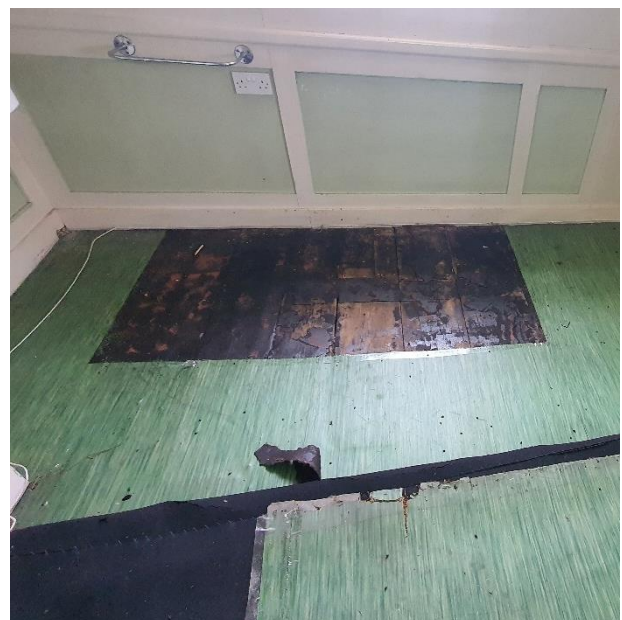


Figure 47: Adhesive over timber floor - section of vinyl removed - Green Bedroom SR08



Figure 48: SE internal facade - Linen Room SR09



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Figure 52: Vinyl under carpet - Linen Room SR09



Figure 53: SE internal facade - Central Landing SR10



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Figure 55: NW internal facade - Central Landing SR10



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Figure 57: Timber floor exposed after removal of carpet – Central Landing SR10

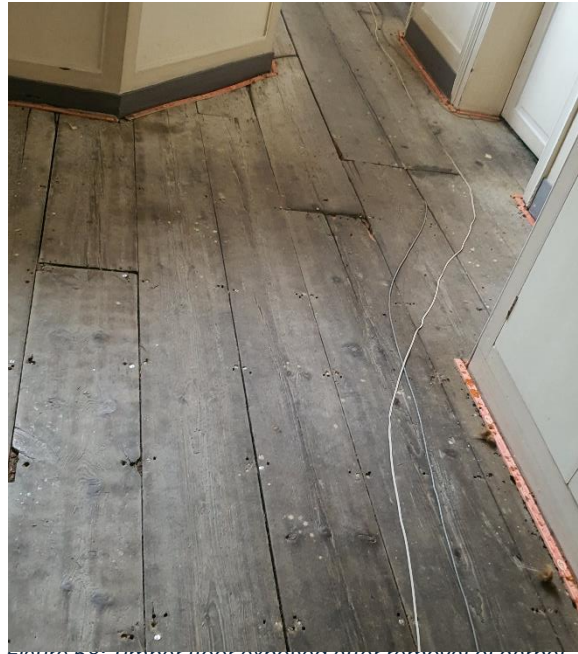


Figure 58: Timber floor exposed after removal of carpet – Central Landing SR10



Figure 59: Skylight - Central Landing SR10



Figure 60: SE internal facade - Storeroom SR11



Figure 61: SW internal facade - Storeroom SR11



Figure 62: NW internal facade - Storeroom SR11



Figure 63: NE internal facade - Storeroom SR11



Figure 64: SE internal facade - Restoration Room SR12



Figure 65: SW internal facade - Restoration Room SR12

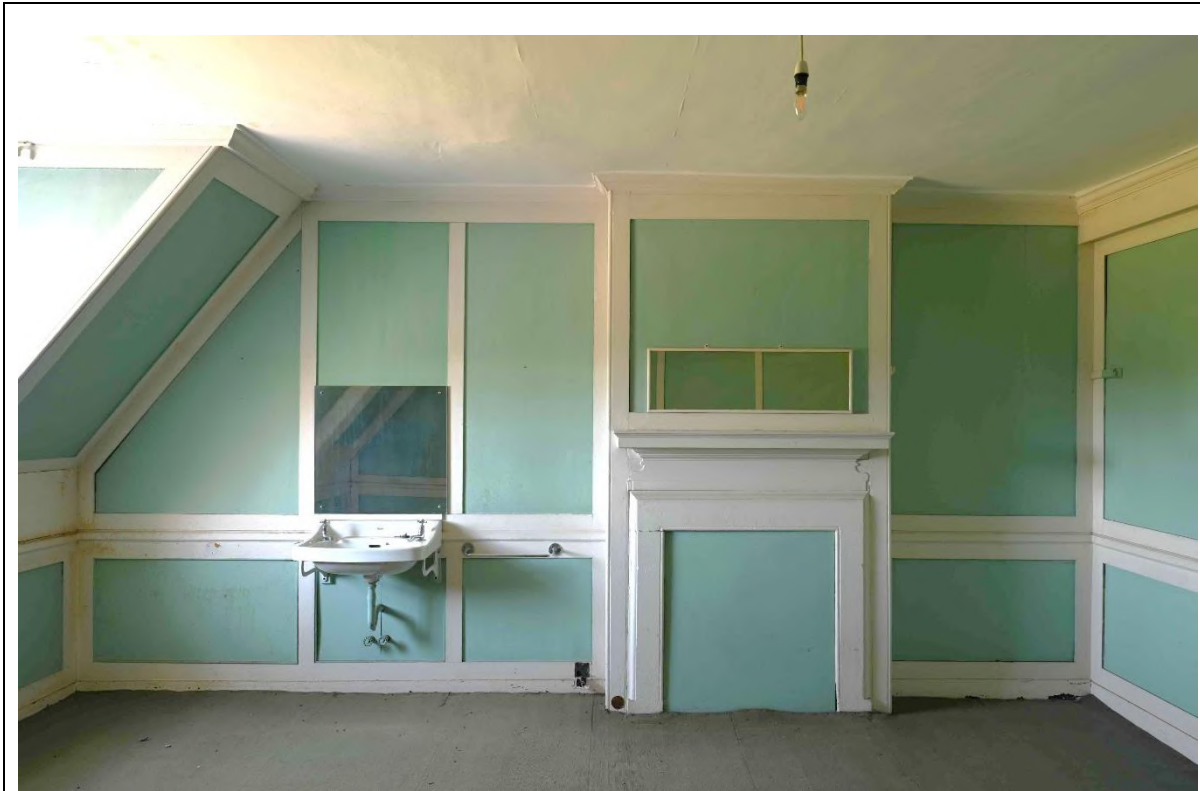


Figure 66: NW internal facade - Restoration Room SR12

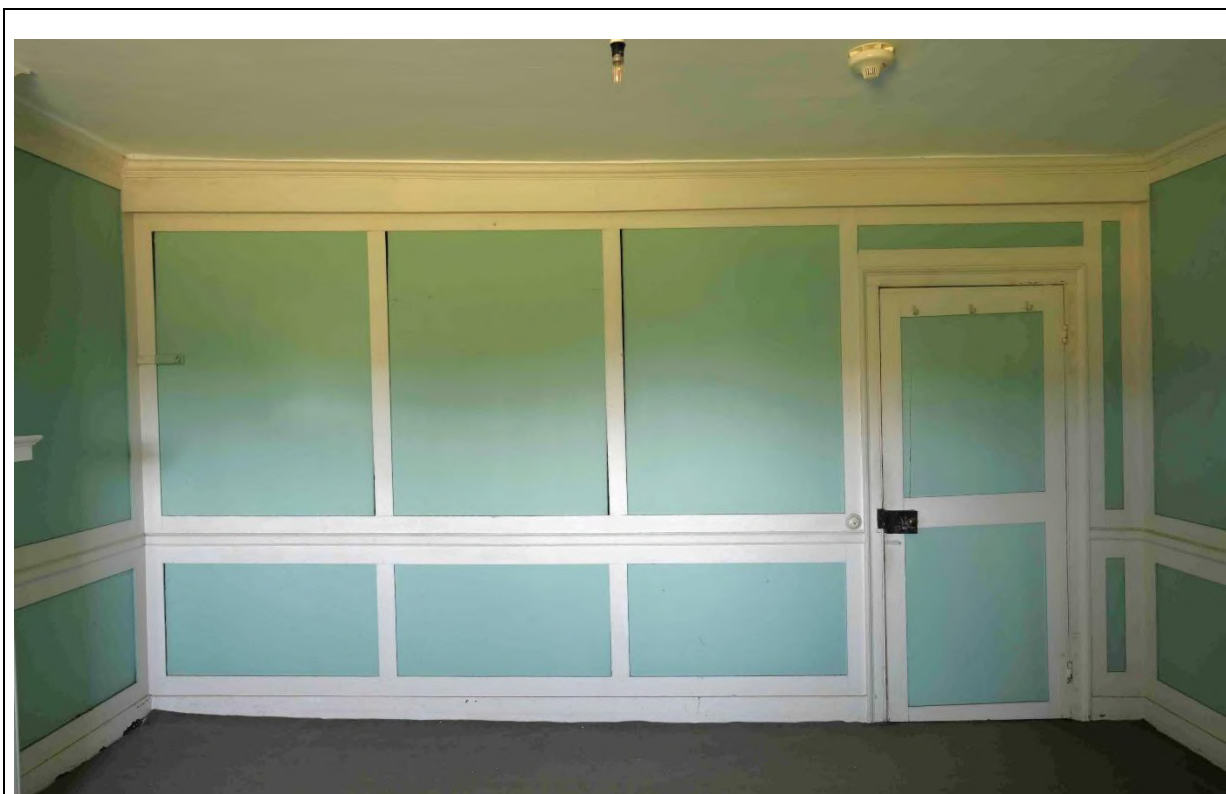


Figure 67: NE internal facade - Restoration Room SR12



Figure 68: SE internal facade - Sewing Room SR13



Figure 69: SW internal facade - Sewing Room SR13



Figure 70: NW internal facade - Sewing Room SR13



Figure 71: NE internal facade - Sewing Room SR13



Figure 72: Inside cupboard - Sewing Room SR13



Figure 73: Timber floorboards exposed post removal of carpet - Sewing Room SR13



Figure 74: Timber under carpet - Sewing Room SR13



Figure 75: SE internal facade - Staff Bathroom SR14



Figure 76: SW internal facade - Staff Bathroom SR14



Figure 77: NW internal facade – Staff Bathroom SR14



Figure 78: NE internal facade – Staff Bathroom SR14



Figure 79: Floor - removal of carpet and exposing the vinyl - Staff Bathroom SR14



Figure 80: SE internal facade - Staff Bathroom SR15



Figure 81: SW internal facade - Staff Bathroom SR15



Figure 82: NW internal facade - Staff Bathroom SR15



Figure 83: NE internal facade - Staff Bathroom SR15



Figure 84: SE internal facade - Staff Bathroom SR16



Figure 85: SW internal facade - Staff Bathroom SR16



Figure 86: NW internal facade - Staff Bathroom SR16



Figure 87: NE internal facade - Staff Bathroom SR16



*Figure 88: Floor, vinyl under carpet - Staff
Bathroom SR16*



Figure 89: SE internal facade - Staff Bathroom SR17



Figure 90: SW internal facade - Staff Bathroom SR17



Figure 91: NW internal facade - Staff Bathroom SR17



Figure 92: NE internal facade - Staff Bathroom SR17



Figure 93: Floor and services inspection - Staff Bathroom SR17



Figure 94: Adhesive from the vinyl on existing timber boards - Staff Bathroom SR17



Figure 95: SE internal facade - Corridor SR18



Figure 96: SW internal facade - Corridor SR18



Figure 97: NW internal facade - Corridor SR18



Figure 98: NE internal facade - Corridor SR18



Figure 99: Existing floor finish - Corridor SR18



Figure 100: Cupboard SR19



Figure 101: SE internal facade - Hallway SR20



Figure 102: SW internal facade - Hallway SR20



Figure 103: NW internal facade - Hallway SR20



Figure 104: NE internal facade - Hallway SR20



Figure 105: Entry to Hallway SR20



Figure 106: Alarm Cupboard SR21



Figure 107: SE internal facade - Hallway SR22



Figure 108: SW internal facade - Hallway SR22



Figure 109: NW internal facade - Hallway SR22

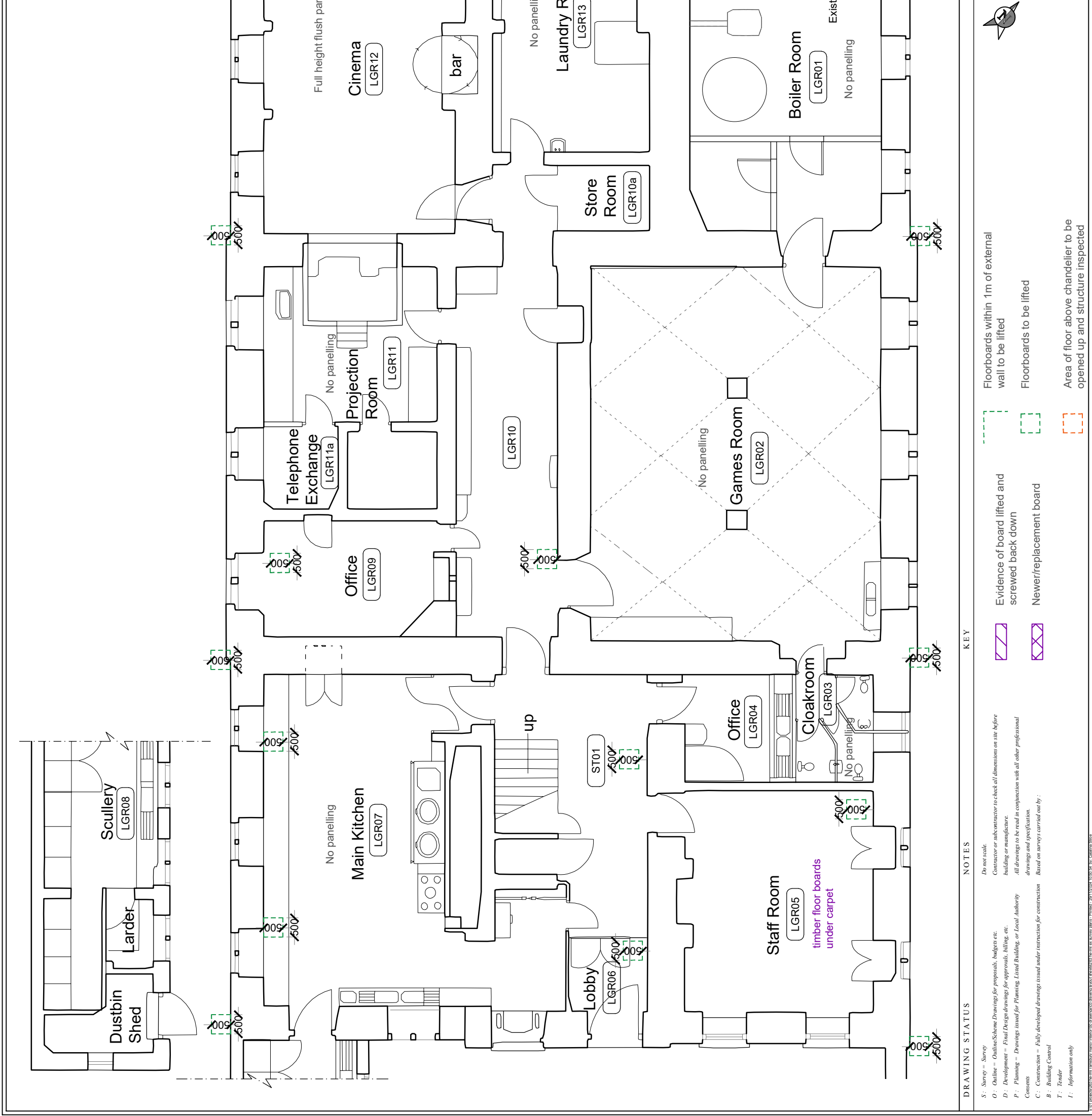


Figure 110: NW internal facade - Stairs to roof ST03

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Further opening-up works required to Ramsbury Manor House to Facilitate Repair,
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Appendix 6: drawings showing opening up to floors



DRAWING STATUS		NOTES		KEY	
S:	Survey = Survey	Do not scale.			
O:	Outline = Outline/Scheme Drawings for proposals, budgets etc.	Contractor or subcontractor to check all dimensions on site before building or manufacture.			
D:	Development = Final Design drawings for approvals, billing, etc.	All drawings to be read in conjunction with all other professional drawings and specification.			
P:	Planning = Drawings issued for Planning, Listed Building, or Local Authority Consents	Based on survey's carried out by:			
C:	Construction = Fully developed drawings issued under instruction for construction				
B:	Building Control				
T:	Tender				
I:	Information only				

Evidence of board lifted and screwed back down

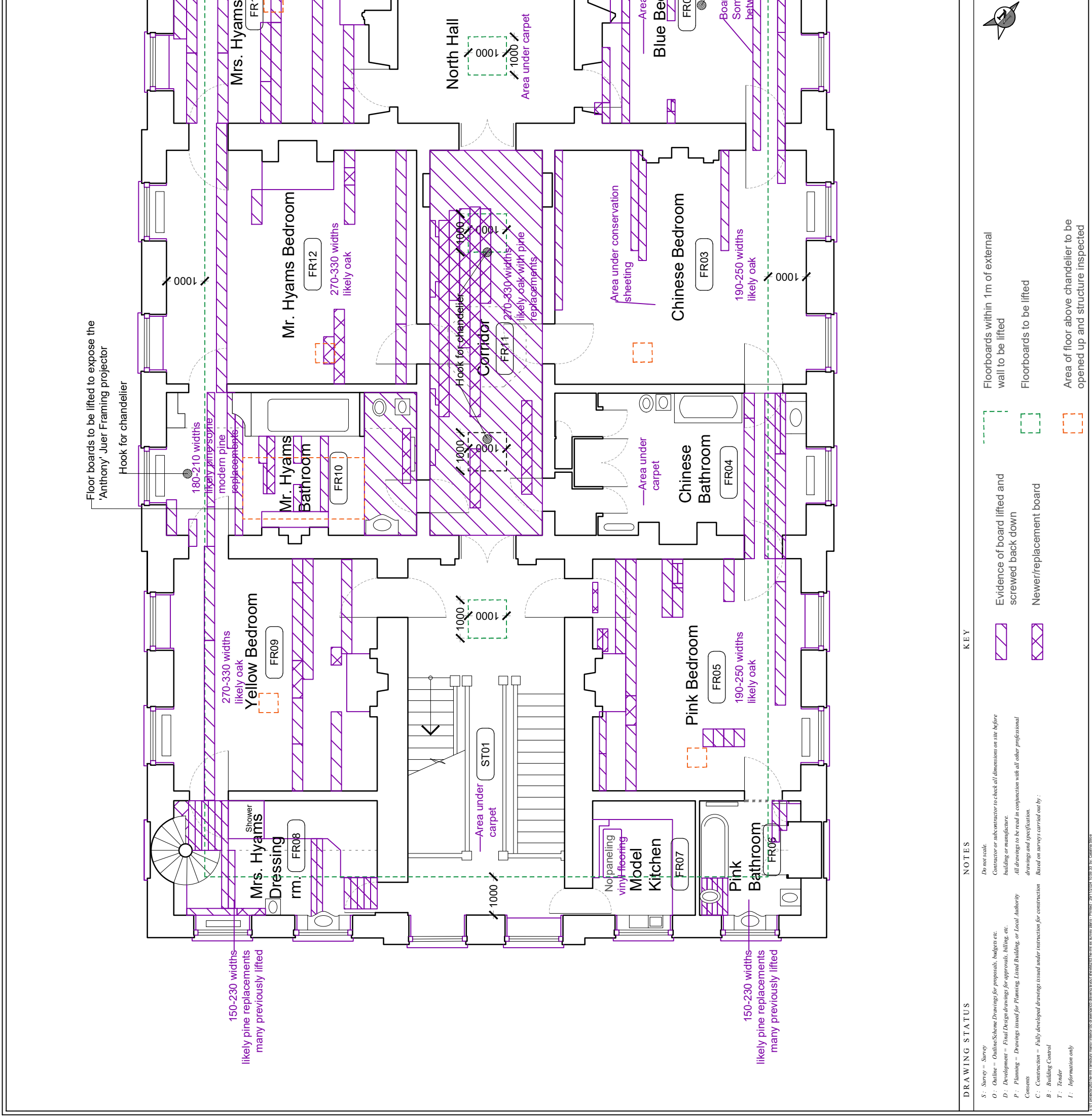
Floorboards within 1m of external wall to be lifted

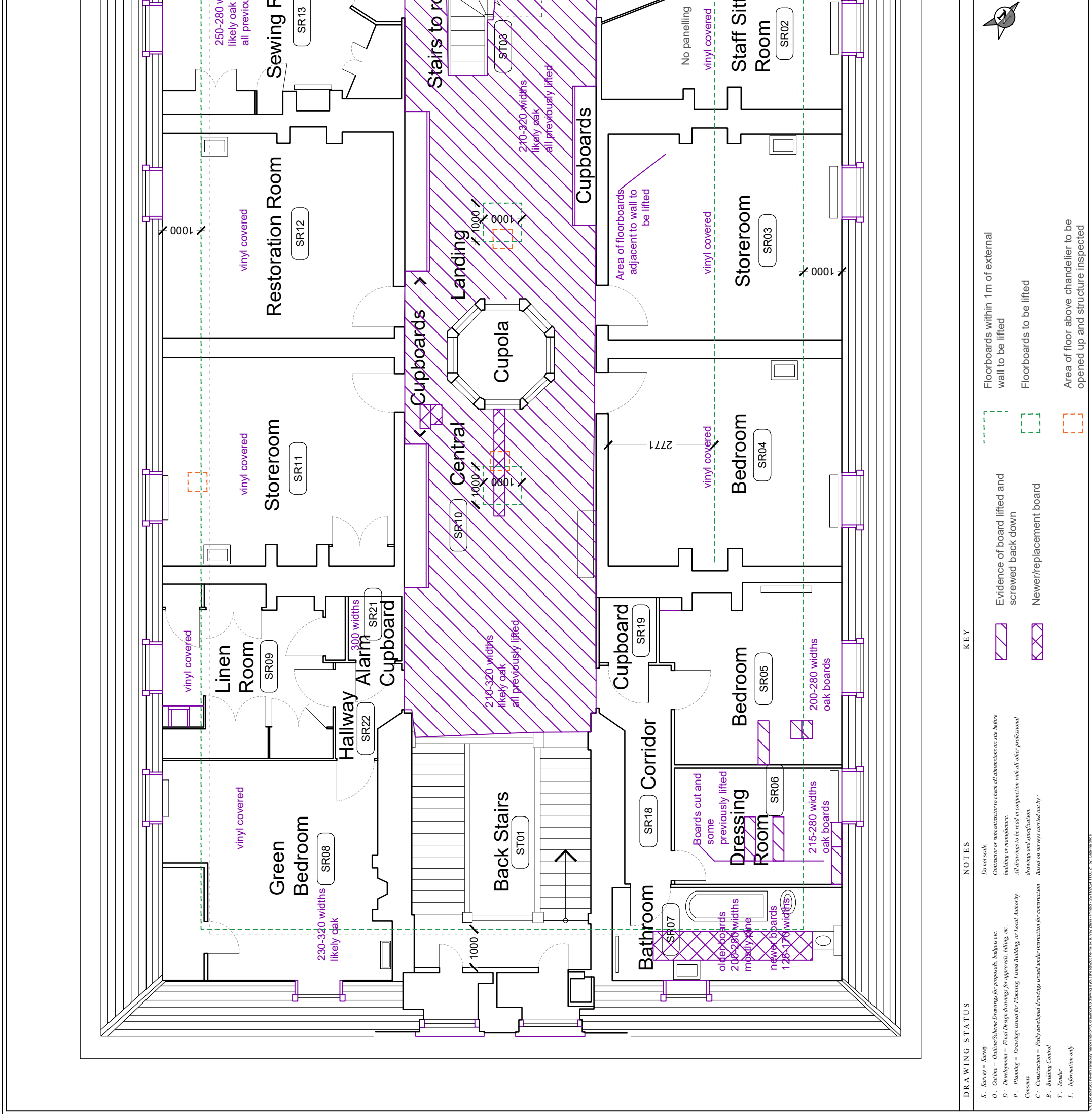
Floorboards to be lifted

Newer/replacement board

Area of floor above chandelier to be opened up and structure inspected



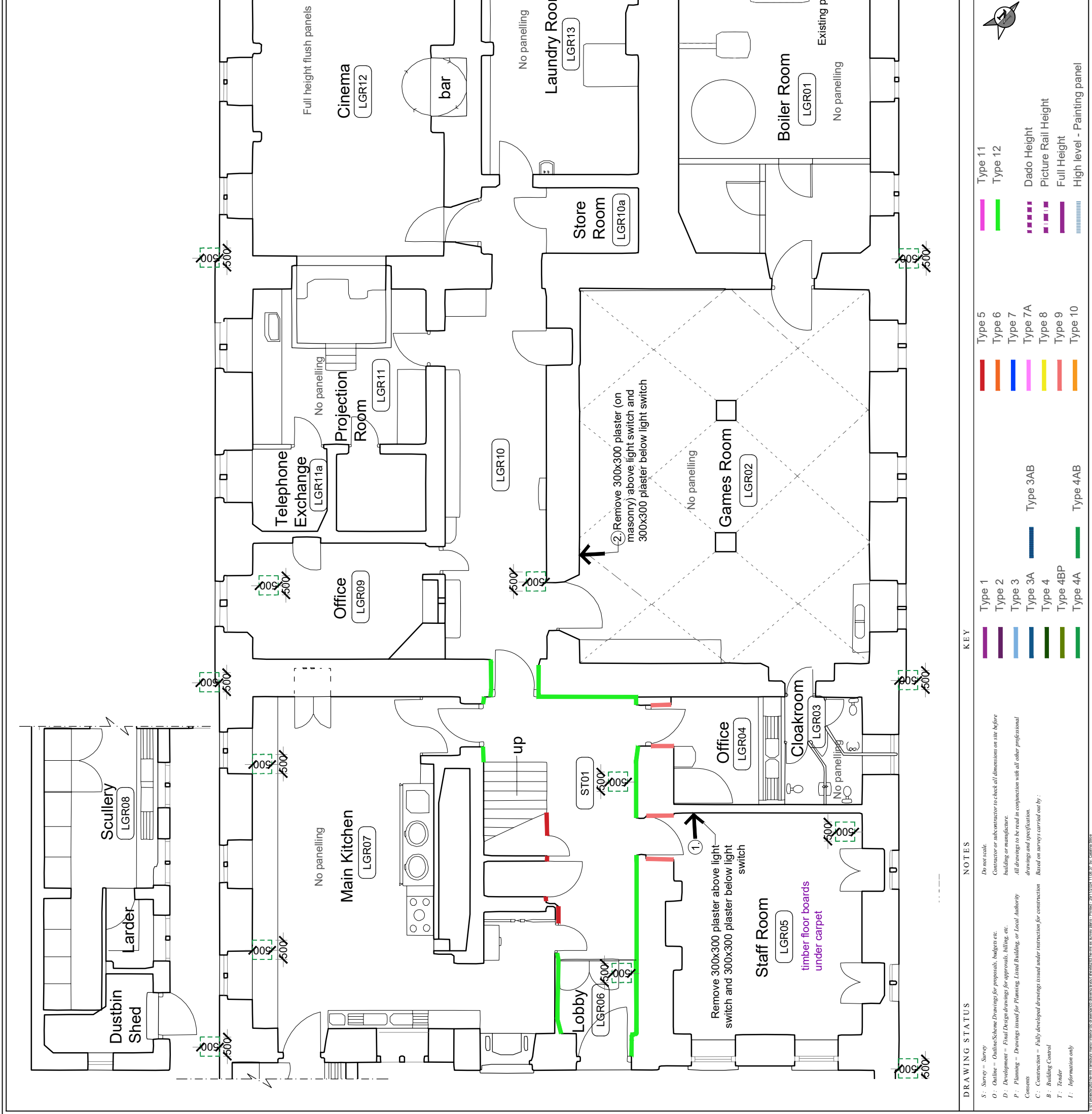


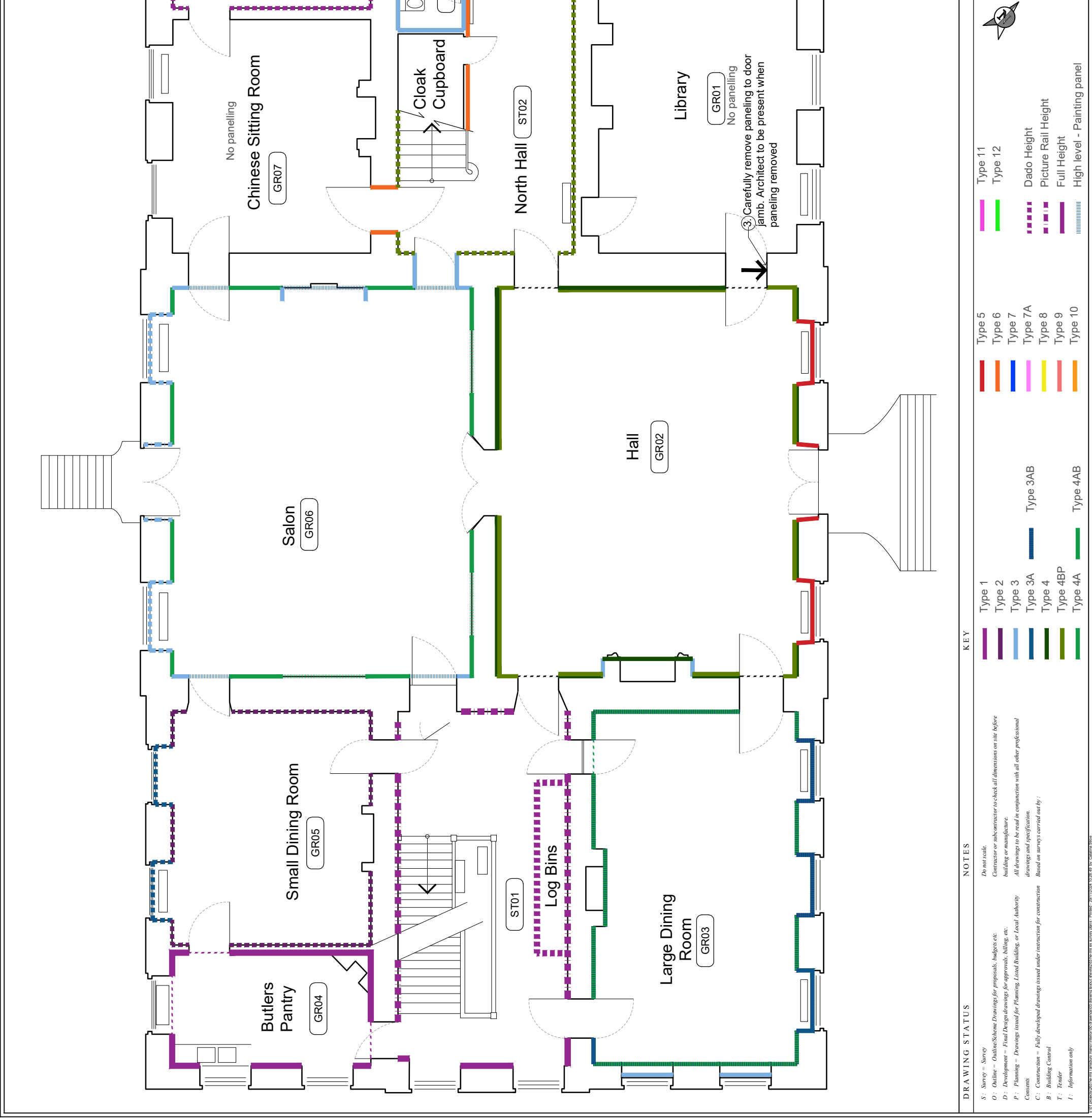


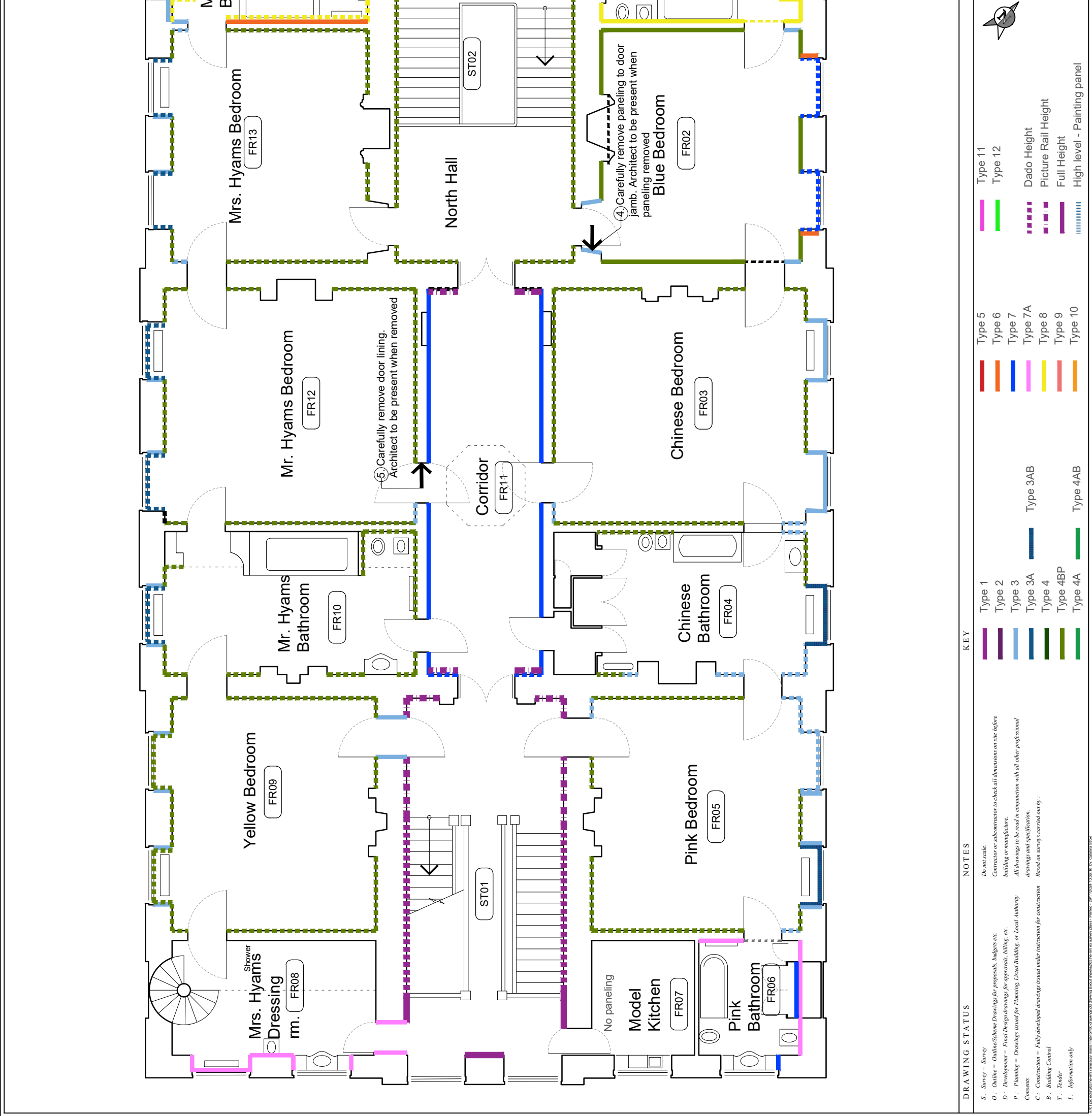
Peregrine Bryant Architects

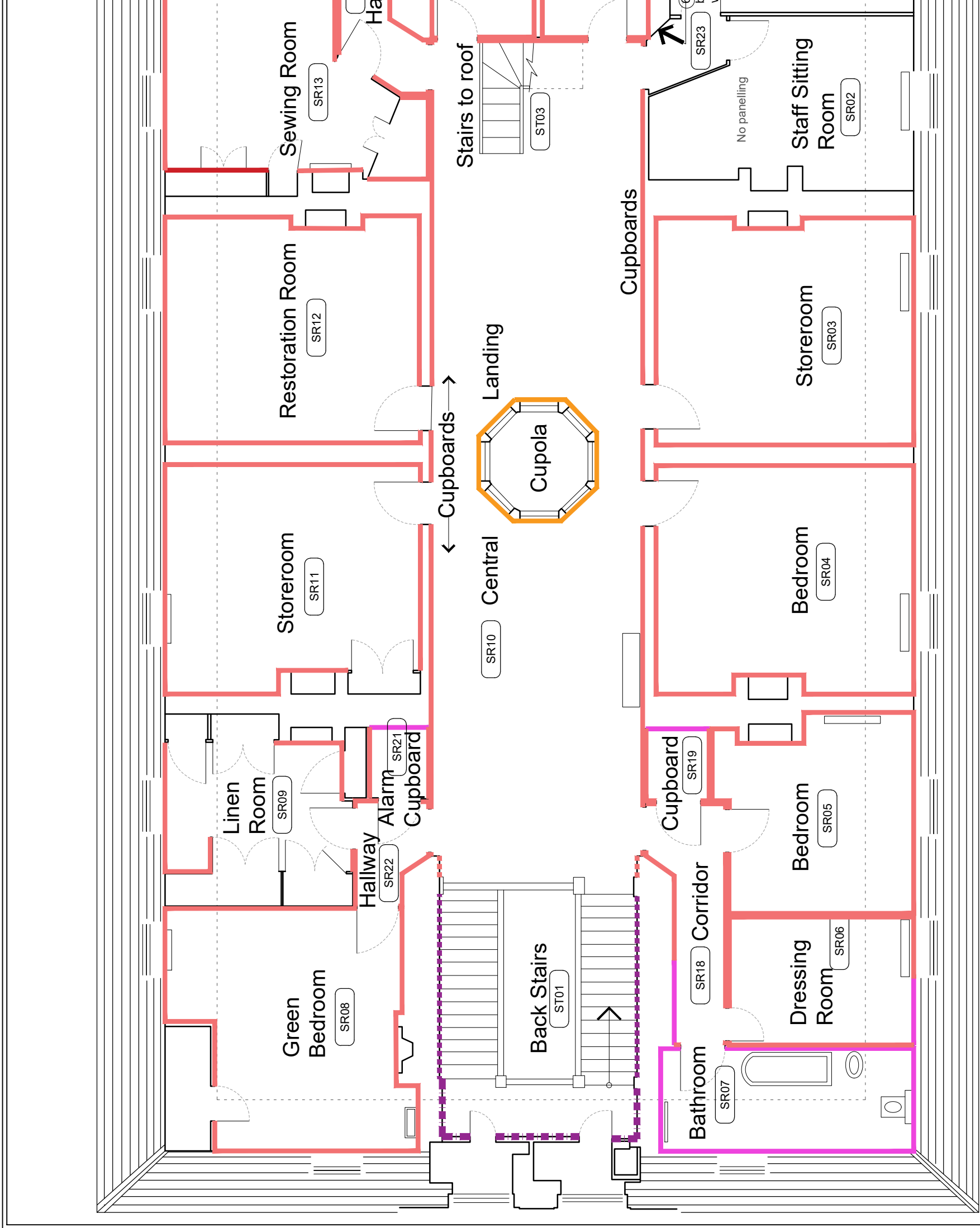
Further opening-up works required to Ramsbury Manor House to Facilitate Repair,
Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

Appendix 7: drawings showing opening up to walls









DRAWING STATUS		NOTES		KEY	
S:	Survey	Do not scale.		Type 1	Type 5
O:	Outline	Contractor or subcontractor to check all dimensions on site before building or manufacture.		Type 2	Type 6
D:	Development	Final Design drawings for approvals, billing, etc.		Type 3	Type 7
P:	Planning	Drawings issued for Planning, Listed Building, or Local Authority Consents		Type 3A	Type 7A
C:	Construction	Fully developed drawings issued under instruction for construction		Type 4	Type 8
B:	Building Control			Type 4BP	Type 9
T:	Tender			Type 4A	Type 10
I:	Information only				

Type 11

Type 12

Dado Height

Picture Rail Height

Full Height

High level - Painting panel

Type 5

Type 6

Type 7

Type 7A

Type 8

Type 9

Type 10

Type 1

Type 2

Type 3

Type 3A

Type 4

Type 4BP

Type 4A

Type 3AB

Type 4AB



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Further opening-up works required to Ramsbury Manor House to Facilitate Repair,
Reservicing, and Asbestos Removal (HE-RMI 263: Issue V1: 30.04.26)

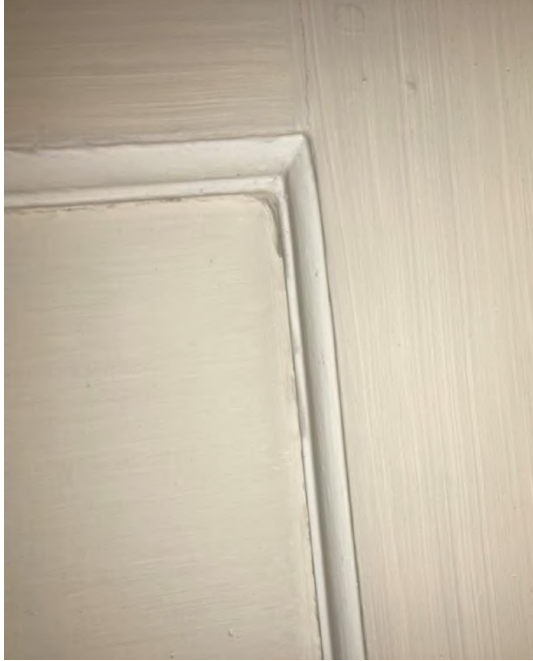
Appendix 8: analysis of panelling

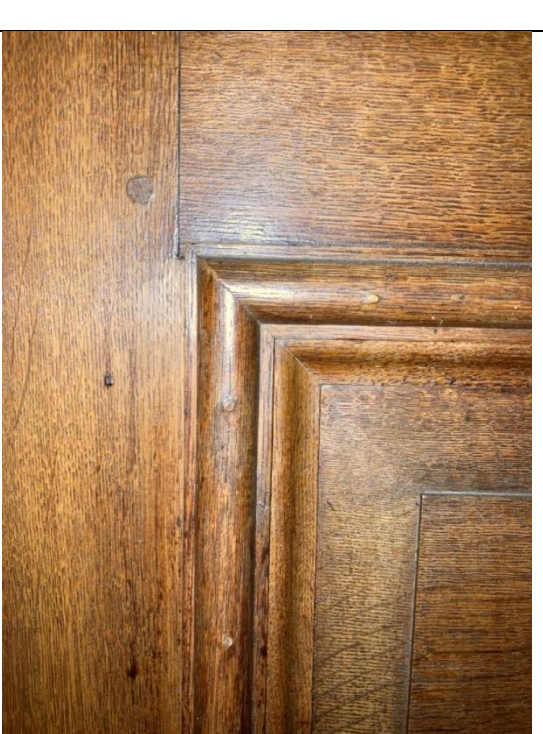
Profile Type	Image Reference	
1		
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3AB		
4		

4BP		
4A		
4AB		

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6		
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7A		
8		

9		
10		
11		
12		

Appendix 9: Manor House list description

Official list entry

Heritage Category: **Listed Building**

Grade: **I**

List Entry Number: **1184029**

Date first listed: **22-Aug-1966**

List Entry Name: **RAMSBURY MANOR**

Statutory Address 1: **RAMSBURY MANOR, WHITE'S HILL**

Location

Statutory Address: **RAMSBURY MANOR, WHITE'S HILL**

District: **Wiltshire (Unitary Authority)**

Parish: **Ramsbury**

National Grid Reference: **SU2569570992**

Details

SU 27 SE 4/236 22.8.66

RAMSBURY WHITE'S HILL

Ramsbury Manor I

Great House. 1681-83, probably by Robert Hooke for Sir William Jones, attorney-general. On site of house of the Earl of Pembroke c1560 replacing a palace of the Bishops of Salisbury. Brick, with stone dressings. Tiled roof. 2-storey with attics and basement, becoming 3 storey on south. 9 x 6 bays, double pile plan with servants cottages to south forming courtyard enclosed by conservatory of 1775. Centre 3 bays of elevation quoined and projected, having central glazed doors up flight of steps and segmental pediment. Crowning pediment containing arms and festoons. 24-pane sashes with stone architraves and cornices and rich modillion cornice. Roof hipped with 6 flat roofed dormers, 4 to returns. Cupola lighting central well, and panelled stacks. Rear elevation similar, north with 2 central bays with pediment and pair of segmental pedimented doors. Interior: Entrance hall with C17 panelling leads to rear saloon with C18 plaster ceiling and good carved overmantel in style of Grinling Gibbons. Principal stair on north c1800. Secondary stair to south of cross axis has heavy turned balusters and connecting bridge at first floor level. Most other internal features of mid to late C18, including fireplaces and library, and one bedroom with Chinese wallpaper. Conservatory south of courtyard of 5 tall arched windows and full length pediment. (Reference: Pevsner, Buildings of England. WILTSHIRE. V.C.II. Wiltshire XII, 19-22).

Listing NGR: SU2569570992