

SUMMARY very little surviving fabric - modernised interiors - external elements require repairs and redecoration

STAIRCASE - ORIGINAL ELEMENT CARPET VERY POOR - UNABLE TO SEE CONDITION OF TREADS

REAR ROOM WINDOW (W2) - PROB 20TH CENTURY REPLACEMENT - GILLS AND REVEALS ALL FLAKING AND SOME WEATHERING
REQUIRES OVERHAUL

REAR ROOM ENTIRELY MODERN FINISHES NO ORIGINAL LININGS SEEN

FRONT ROOM W3 & 4 SHUTTERS AND WINDOWS - GOOD CONDITION - ONE PANE OF GLASS MISSING - MODERN GLASS UNABLE TO OPEN TO CHECK SASH WEIGHTS
- GENERAL OVERHAUL SUGGESTED BY SPECIALIST JOINER
ORIGINAL ARCHITRAVE AND SHUTTER BOX SURROUND - JOINERY GOOD CONDITION

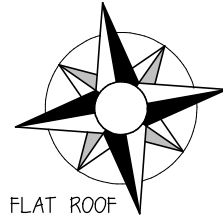
FLOOR FINISH LAMINATE - UNABLE TO SEE CONDITION BENEATH

SKIRTINGS 20TH CENTURY FAIR CONDITION

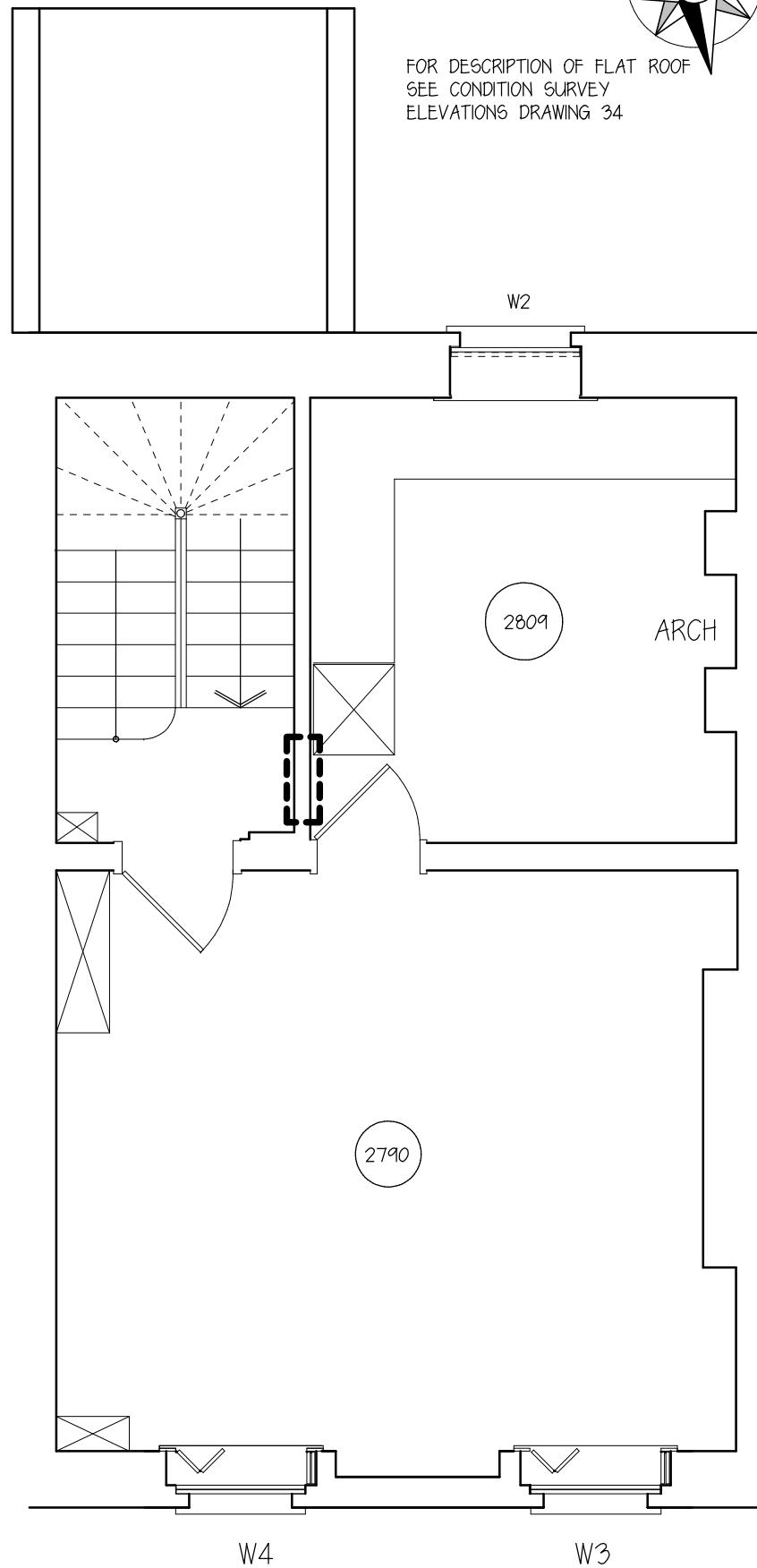
CEILING - SOME CRACKS WEST TO EAST MID SPAN

WALLS - FAIR - NO HISTORIC LININGS IN EVIDENCE - SPINE WALL MAY BE A LATHE AND PLASTER BUT NEW OPENING MADE IN WALL - NO HISTORIC FABRIC SEEN

ALL FIREPLACES BLOCKED - NO SURVIVING HISTORIC FABRIC REAR FIREPLACE - ARCH MODERN LINING ALL FAIR CONDITION



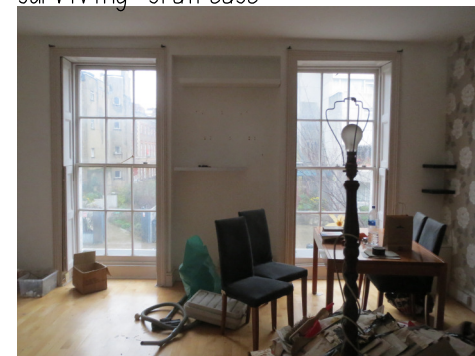
FOR DESCRIPTION OF FLAT ROOF
SEE CONDITION SURVEY
ELEVATIONS DRAWING 34



surviving staircase



modern door



surviving shutters and windows



bottom rails require maintenance



fireplace blocked



modern replacement window

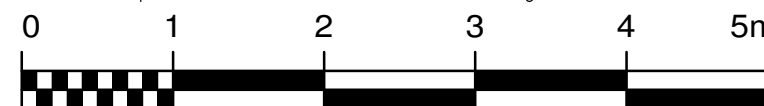


blocked fireplace with arch



modern linings in rear room

CONDITION SURVEY - FIRST FLOOR PLAN



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DRAWING
CONDITION SURVEY
FIRST floor plan

DRG. No 28	REVISION -
SCALE 1:50 @ A 3 paper	DATE 12 JAN 2018