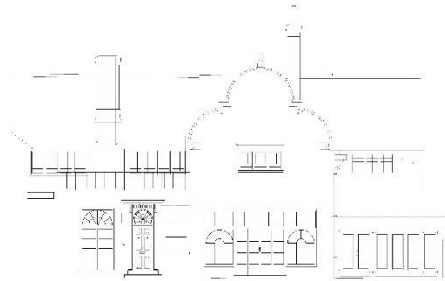


82 Fitzjohn Avenue
Photographic walkthrough

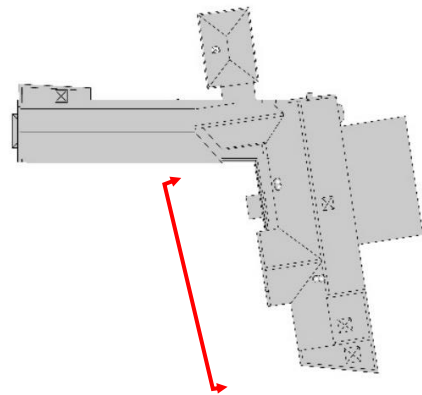


External Photographs

West (Front) Elevation- Main House



B: West Elevation - Front



Cover Image (previous page): View of entire west elevation from the garden.



Figure 1: West Elevation of the main house. Note the original gable, chimney stacks and led windows (first floor)



Figure 2: Detail of the front door and flanking fenestration. Note that the wall in this location was brought forward in the c.1960s. The door and windows are not original to the building.



Figure 3: View of the conservatory style glazed French doors at the ground floor. This is a later intervention and replaced the original fenestration in this location during the c.1960s works.



Figure 4: The garage extension to the south side of the house. This two-storey extension is not original to the building and was likely inserted in c.1960s.

External Photographs

East (Back) Elevation- Main House

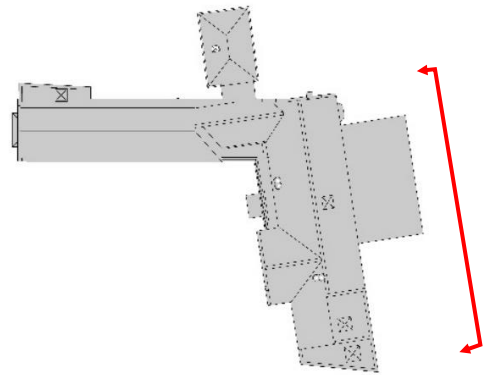
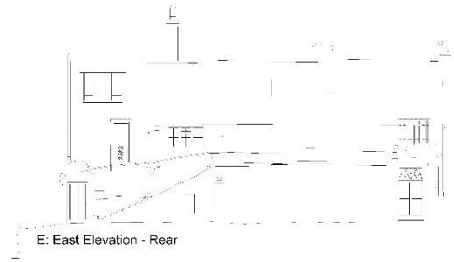


Figure 5: East elevation showing the garage extension to the left (south) with the additional (second storey). The window to the right appears to be a c.1960s addition.



Figure 6: The c.1969 library extension to the east of the main house.



Figure 7: View of the East elevation of the house showing the library extension in the foreground. The second storey extension within the roof is seen in the background (far left) and the first floor bay window is seen to the far right.



Figure 8: View of the east elevation (north end) showing part of the gable, the bay window at first floor and the large French doors at ground floor.

External Photographs

South Elevation
(northwest wing)

1955-65 Wing

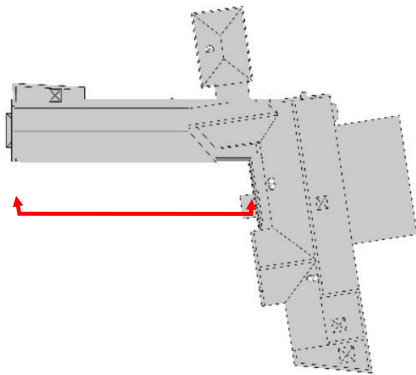
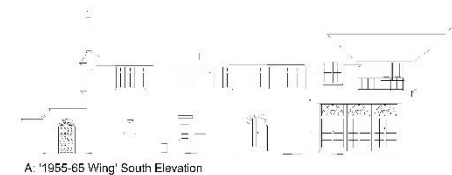


Figure 9: General view of the south elevation of the 1955-65 wing.



Figure 10: Connection between the 1955-65 wing and the main house. Note the large glazed doors at ground floor and the balcony at first floor.

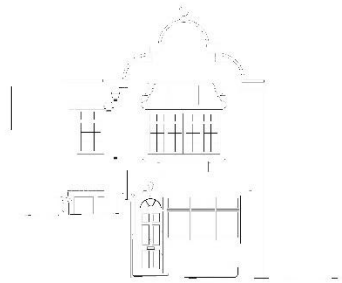


Figure 11: View of the south elevation of the 1955-65 wing. Note the timber casement windows.

External Photographs

West Elevation
(northwest wing)

1955-65 Wing



C:'1955-65 Wing' West Elevation

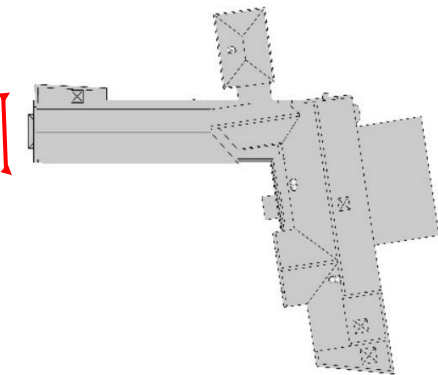


Figure 12: View of the west front of the 1955-65 wing. The gable 'apes' the original gable of the main house but the level of detailing is poor. The rectangular bay window with a small led roof is of poor-quality design. The projecting enclosure at ground floor further detracts from any meaningful reading of this elevation.



Figure 13: Detail of the first-floor bay window on this elevation. Note the poor quality of design and detailing.

External Photographs

North Elevation

Main House & 1955-65 Wing

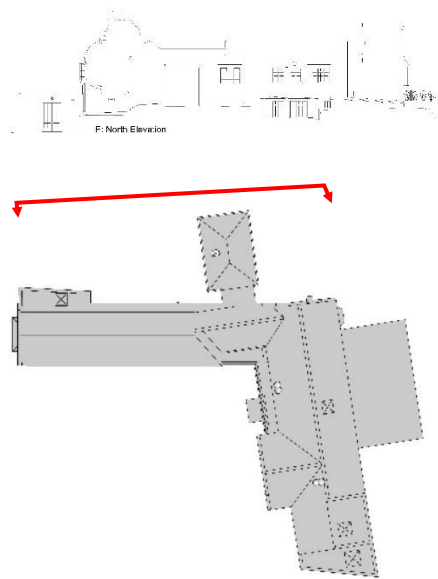


Figure 14: View of gable on the east end of the north elevation



Figure 16: View of the pool house along the north elevation



Figure 15: View of 1955-65 wing wall west end of the pool house



Figure 17: View of part of the gable and the connecting section to the pool house

Internal Photographs

Main House: Ground Floor

Dining Room

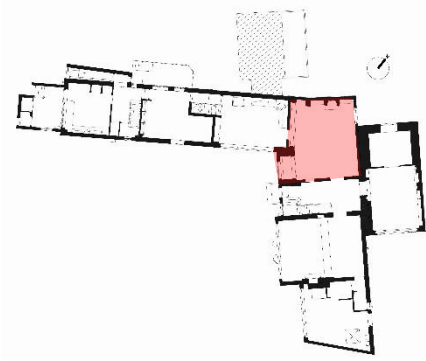


Figure 18: View of ground floor dining room. Note the original extent of the building line and the c.1960s extension with the French door (extended outwards)



Figure 20: View of north wall showing the original chimney breast and the fireplace (protected in situ)

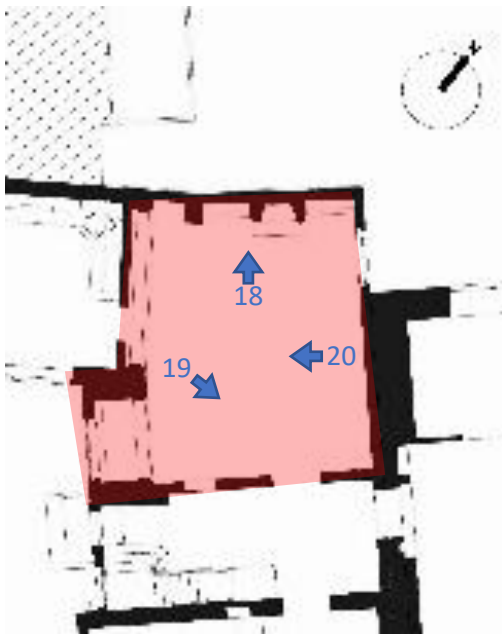


Figure 19: View of two doorways leading from the main entrance hall to the dining room. The door lintels are composed of channel sections, indicating that these were created at a later date.



Figure 21: View of fireplace that is currently protected in situ.

Internal Photographs

Main House: Ground Floor

Reception Room

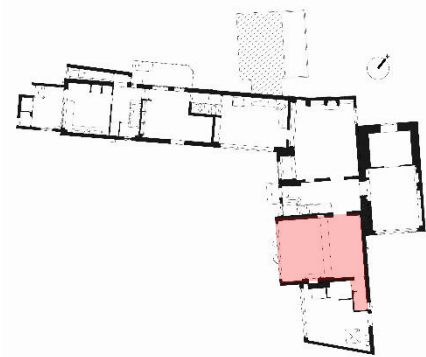


Figure 22: View of the reception room, looking south. Note the later 'fireplace' on the south wall, blocked bulls eye window. The steel I sections spanning the room and supporting the timber joists may be a later intervention necessitated by intrusive structural works in this area. The conservatory style glazed French doors to the right are modern.



Figure 23: View of the reception room, looking east. Note the modern doorway leading to the WC.



Figure 24: View of the two doorways leading to the Reception room from the entrance hall. The opening to the left (with a C channel lintel) is blocked, presumably when the staircase was added in its current location behind this. The second opening to the right has an RCC lintel and is modern.

Also note the brick bracket over the blocked opening, presumably added to provide extra bearing for the structural steel beam.

Internal Photographs

Main House: Ground Floor

Entrance Hall

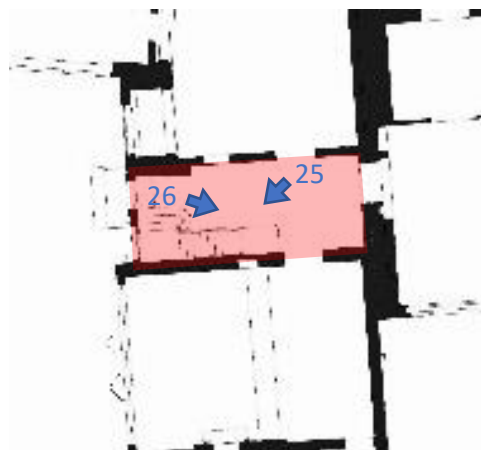
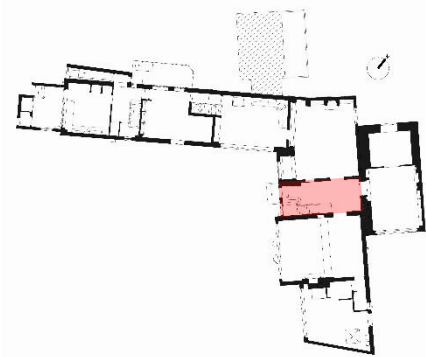


Figure 25: View of the entrance hall and staircase looking west. Though the staircase may visually be of an early-mid-20th C date, its construction detailing appears modern (**Figure 26**) and location is not original as the wall (with the window and entrance door) was brought forward during the c.1960s works. The insertion of the staircase in this location further necessitated blocking an opening from the Reception room (**Figure 24**)



Figure 26: View of the underside of the staircase showing the modern stringer beam, treads and risers. The construction of the staircase appears to be modern.

Internal Photographs

Main House: Ground Floor

Library

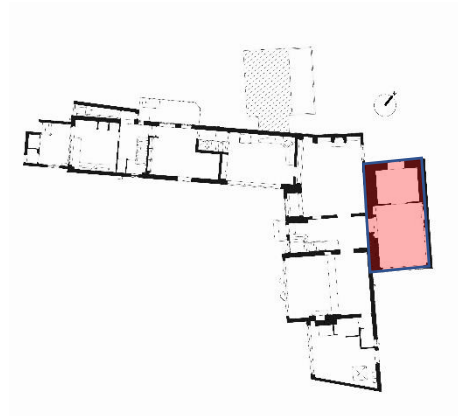


Figure 27: View of the c.1969 library extension. Note the timber studwork walls



Figure 28: View of the c.1969 library extension. Note the modern glazed French doors with chunky moulded details



Figure 29: Detail of the timber studwork walls with plywood covering. Note the original exposed brick masonry behind. The house was originally brick faced and presumably transformed to its current 'whitewashed' form only after c.1969.

Internal Photographs

Main House: Ground Floor

Garage

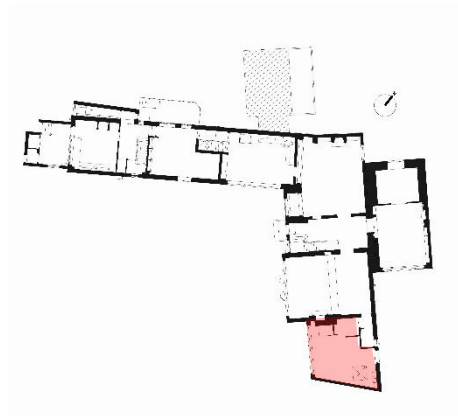


Figure 30: View of the garage looking north.



Figure 31: View of the garage looking east.

Internal Photographs

Ground Floor

1955-65 Extension

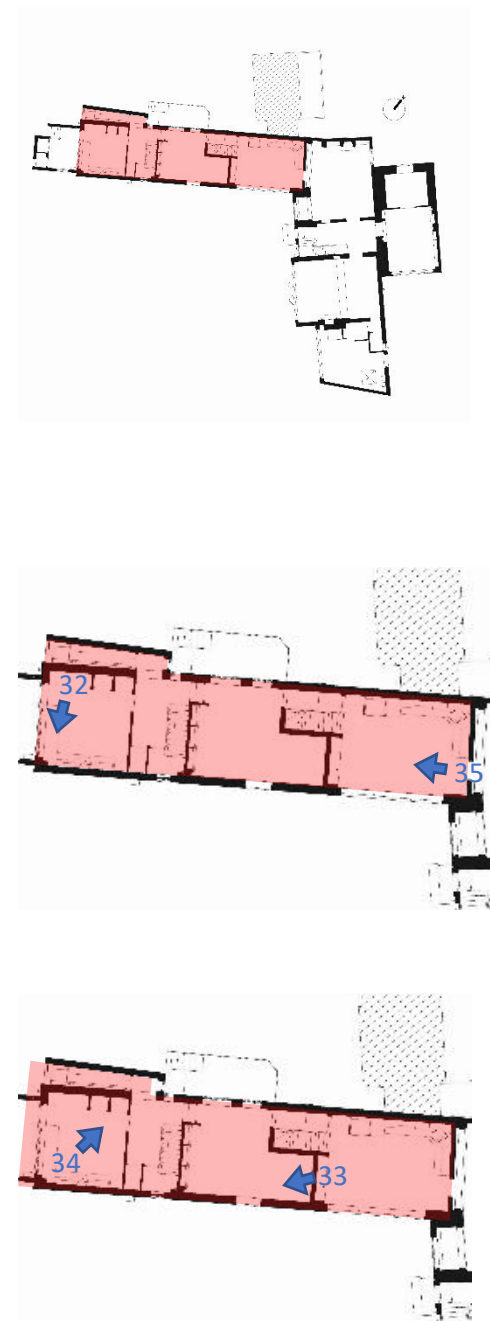


Figure 32: View of one of the rooms in the 1955-65 extension. Note the modern windows, cement plastered walls, linoleum floors and timber joist ceiling.



Figure 34: View of one of the rooms in the 1955-65 extension. Note the modern studwork partitions (forming the built-in furniture), half brick thick walls and linoleum flooring.



Figure 33: View of one of the rooms in the 1955-65 extension. Note the timber casement windows, modern studwork walls and cheap pine floorboards.



Figure 35: View of the 'Kitchen' area in the ground floor, part of the 1955-65 extension. Note the modern stairs, cement plastered walls and concrete screed floors.

Internal Photographs

Main House: First Floor

Landing

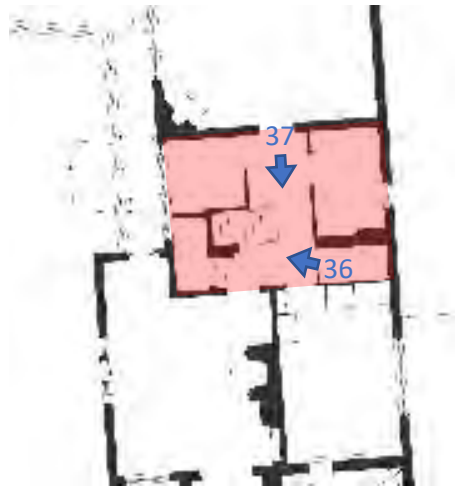
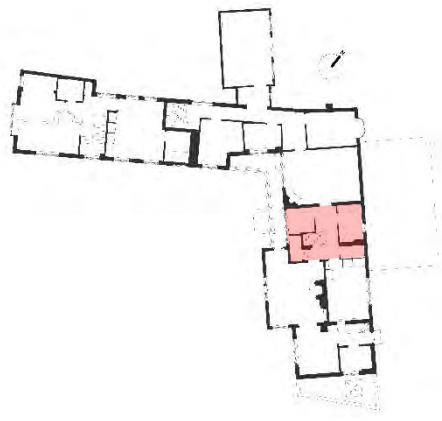


Figure 36: First floor staircase landing. This area has been heavily altered and the existing layout is not original.



Figure 37: View of stair landing looking towards the south. The location of the original wall may be indicated by the downstand. The single brick and studwork partition with doorways leading to the bedrooms is modern. The floorboards in this area have been heavily altered.

Internal Photographs

Main House: First Floor

Landing

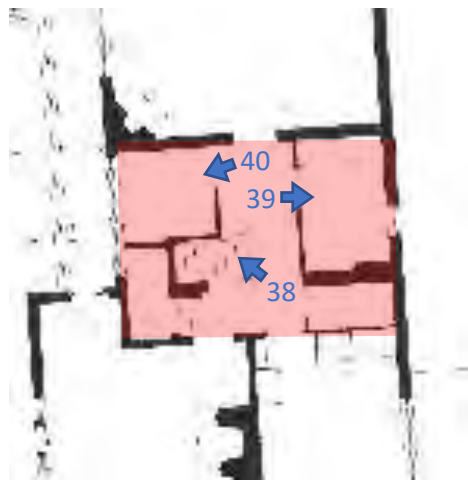
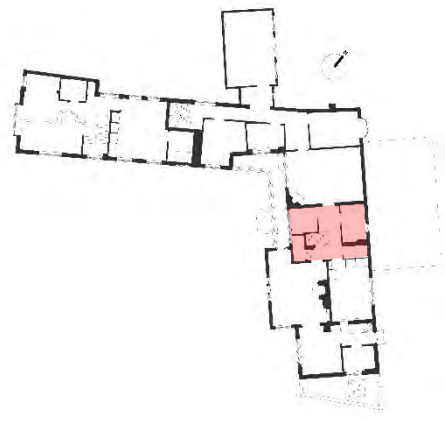


Figure 38: The modern enclosure at first floor. The enclosure is built with studwork partition walls and has glazed sections above. This view looks towards the bedroom to the north. A view of the inside of this enclosure is included in [Figure 40](#)



Figure 39: View of the rear wall of main building. Note the sporadic layers of construction within the walls and irregular floorboards. It appears this room has been heavily altered over time.



Figure 40: View of the west wall of the enclosure showing the original brick wall with chased plumbing (removed) and part of the windows. This area preserves no original finishes or details.

Internal Photographs

Main House: First Floor

Bedroom 1

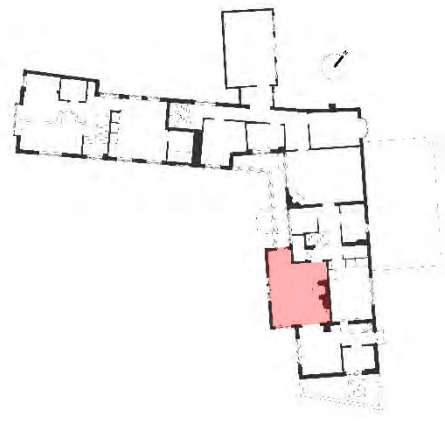


Figure 41: View of Bedroom 1 showing the chimney breast. Note the altered opening in the background. Some floorboards in this room appear to have been altered when the north wall was changed.



Figure 43: View of the room looking north. Note the door leading to the balcony (created during the c.1960s works) to the left and the doorway leading to the stair landing to the right.

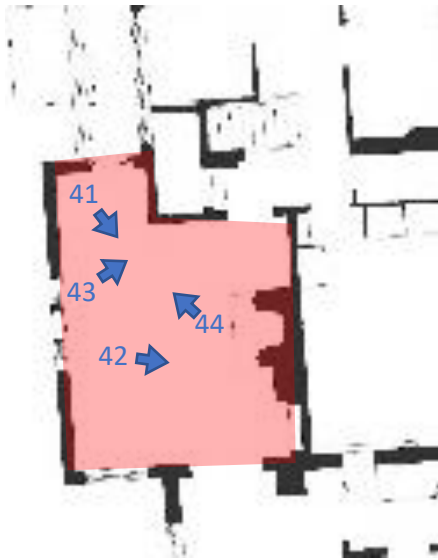


Figure 42: Close up view of the chimney breast showing the location of the fireplace (removed).



Figure 44: View looking northwest, showing the leaded windows in the gable (left) and the door leading to the balcony (right)

Internal Photographs

Main House: First Floor

Bedroom 2

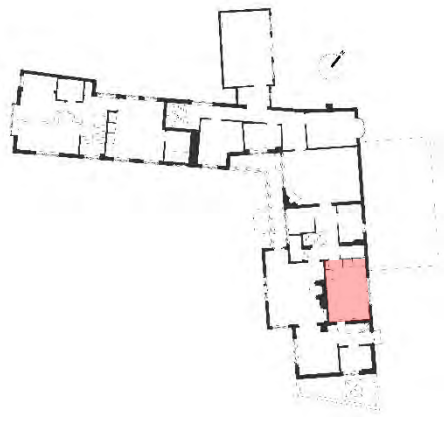


Figure 45: View looking south. Note the c.1960s windows on the east (rear) wall, modern narrow door openings and cement plastered walls. Floorboards in some areas are missing.

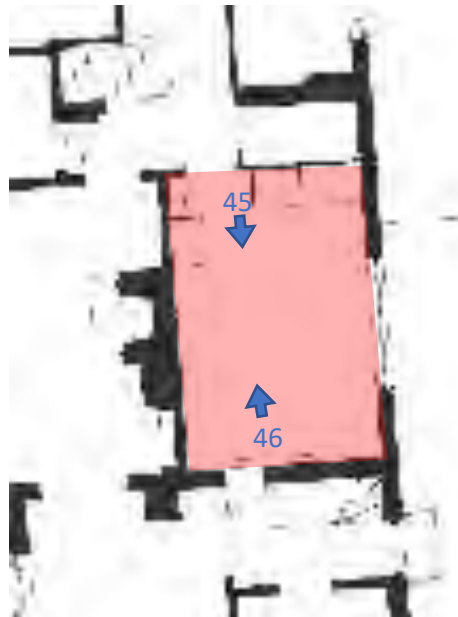


Figure 46: View looking north towards the stair landing. Note the modern studwork partition wall with the door opening. The c.1960s windows are seen to the right.

Internal Photographs

Main House: First Floor

Bedroom 3

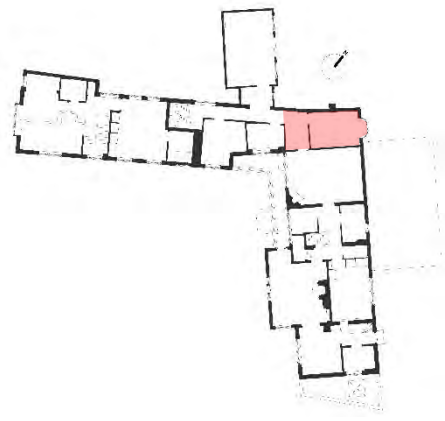


Figure 47: View looking east towards the c.1960s bay window.



Figure 49: View looking west. The door opening to the left leads to the sitting room while the opening to the right (background) leads to the modern extension.

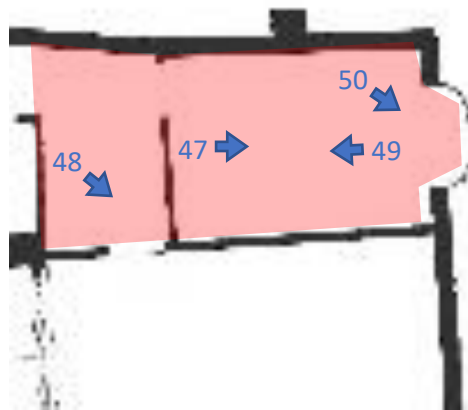


Figure 48: View looking southeast towards the Sitting room. Note the half brick thick modern partition wall dividing the rooms.



Figure 50: View of the c.1960s bay window. Note the chunky moulded sections, modern casement detailing and poorly proportioned glazing.

Internal Photographs

Main House: First Floor

Sitting Room

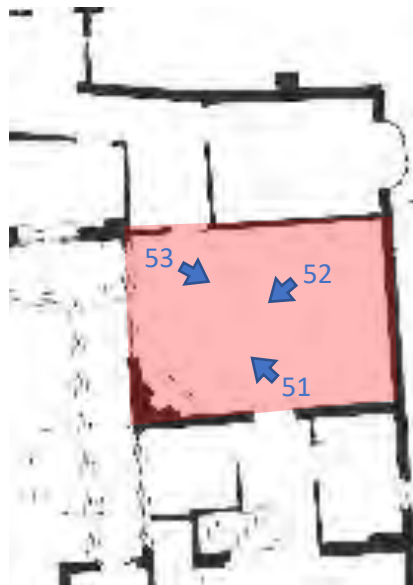
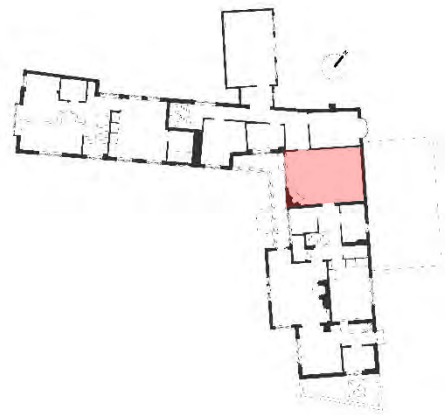


Figure 51: View of the sitting room looking northeast. The doorway leads to Bedroom 3. The leaded windows are seen on the front (west) elevation. The chimney breast (partly seen in this view) is to the far left of this image.



Figure 53: View towards the door and stair landing. This room does not preserve any original wall, ceiling or floor finishes.



Figure 52: View looking southwest with the corner chimney breast seen to the front. The leaded windows are seen to the right. The doorway (partly seen to the left) leads to the stair landing.

Internal Photographs

Main House: First Floor

Dressing Room

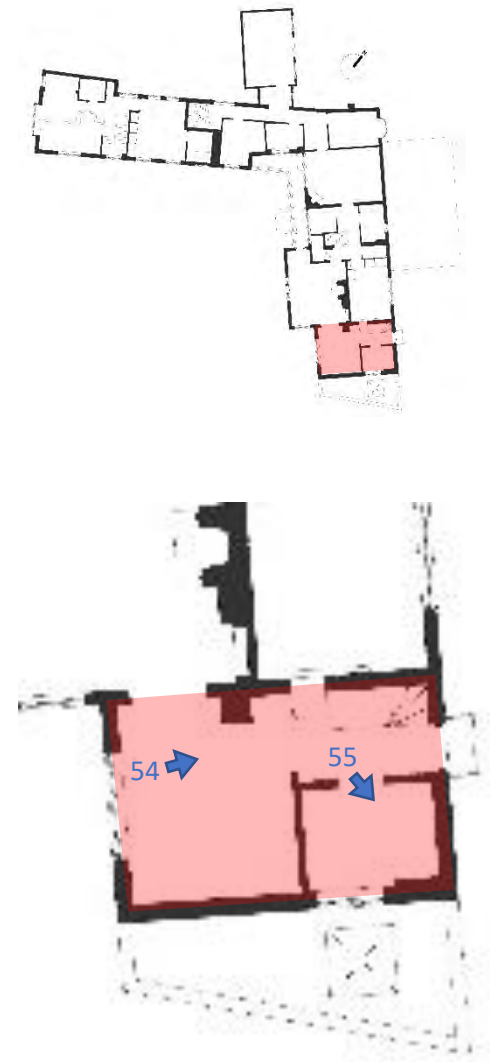


Figure 54: Modern studwork partitions in the dressing room area. The staircase leading to the second-floor bedroom is seen to the right.



Figure 55: View of the WC/ shower area, part of the dressing room (south side). Note the concrete block partition walls and non-original wall and floor finishes.

Internal Photographs

Main House: Second Floor

Bedroom

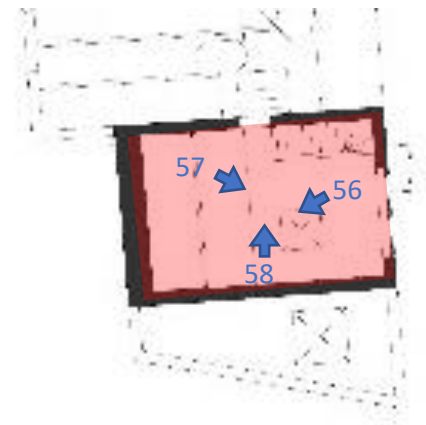
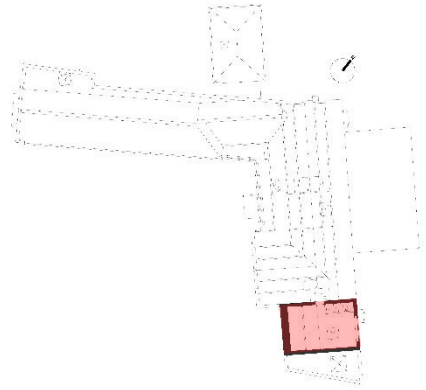


Figure 56: View of the second-floor bedroom looking east. This part of the house was erected in c.1960s and the fabric is of low architectural interest.



Figure 57: View towards the west showing the timber rafters and small eaves storage area.



Figure 58: View of the doorway leading to the stairs. The eaves storage is seen to the left.

Internal Photographs

Northwest wing: First Floor

1955-65 Extension



Figure 59: View of one of the rooms in the 1955-65 extension. Note the timber casement windows, modern studwork walls and cheap pine floorboards



Figure 61: View of one of the rooms in the 1955-65 extension; all modern partitions.

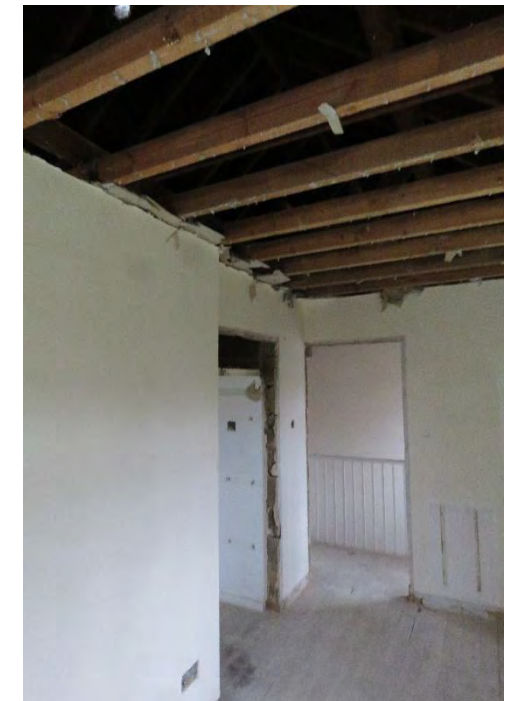


Figure 60: View of one of the rooms in the 1955-65 extension; all modern partitions.



Figure 62: View of one of the rooms in the 1955-65 extension pre strip-out.

Internal Photographs

First Floor ('pool house')

1955-65 Extension

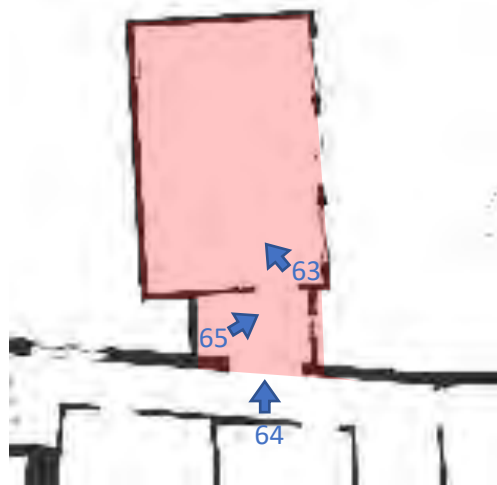


Figure 63: View of one of the modern pool house extension.



Figure 65: View of one of the modern pool house extension.



Figure 64: View of one of the lobby prior to the modern pool house extension.

Internal Photographs

Northwest wing: First Floor

1955-65 Extension

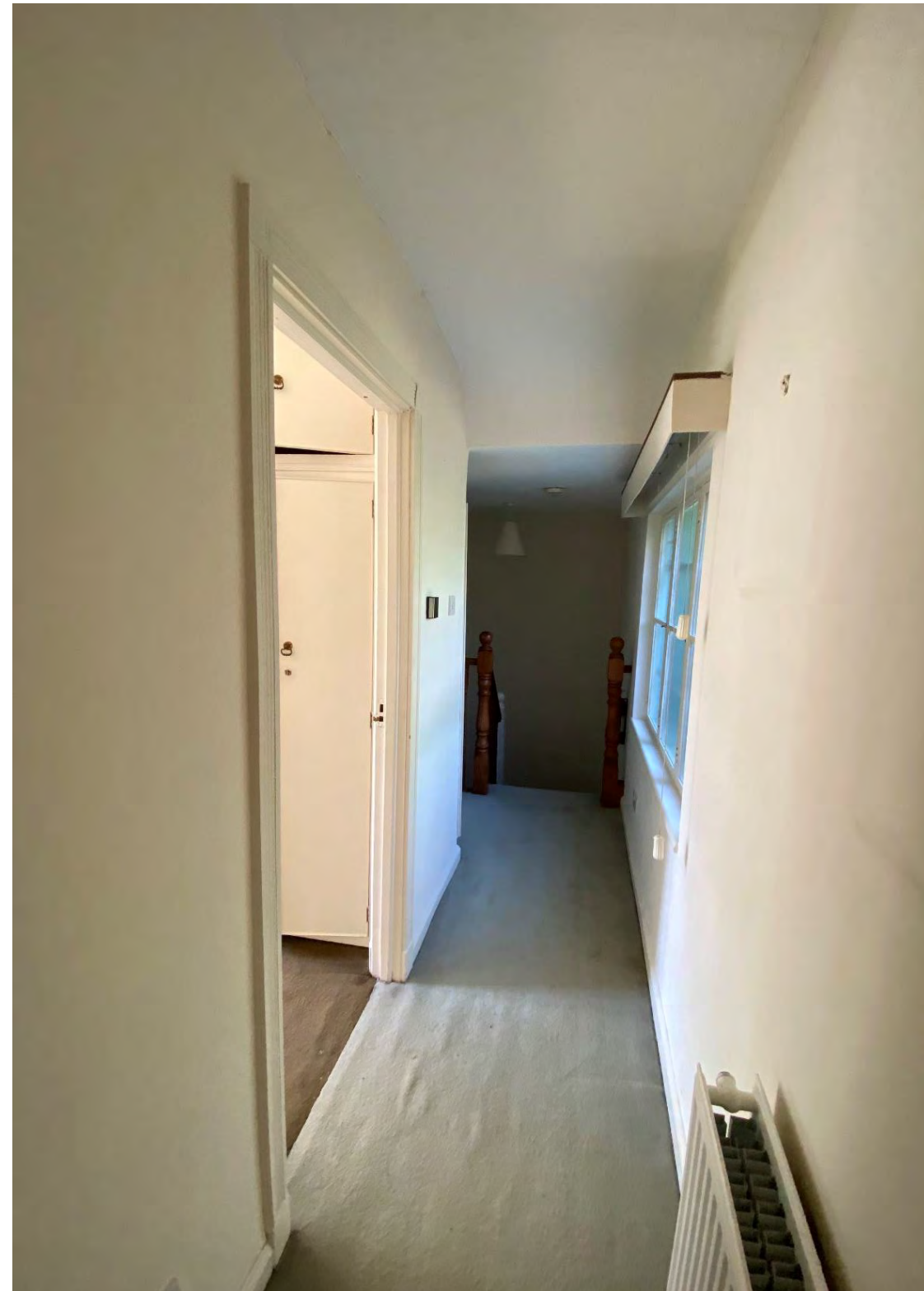
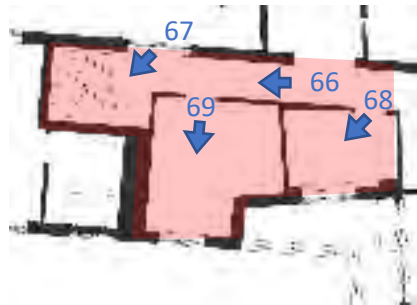
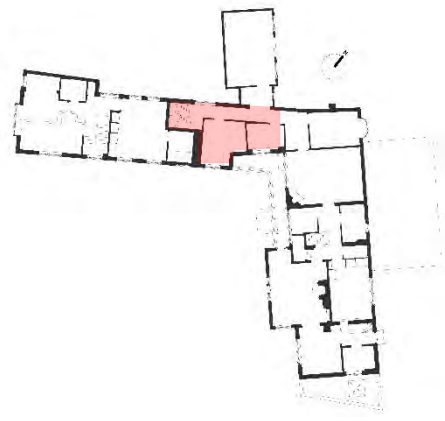


Figure 66: View of the hallway in the 1955-65 extension (pre-strip out).



Figure 67: View of one of the rooms in the 1955-65 extension; modern staircase (pre-strip out)

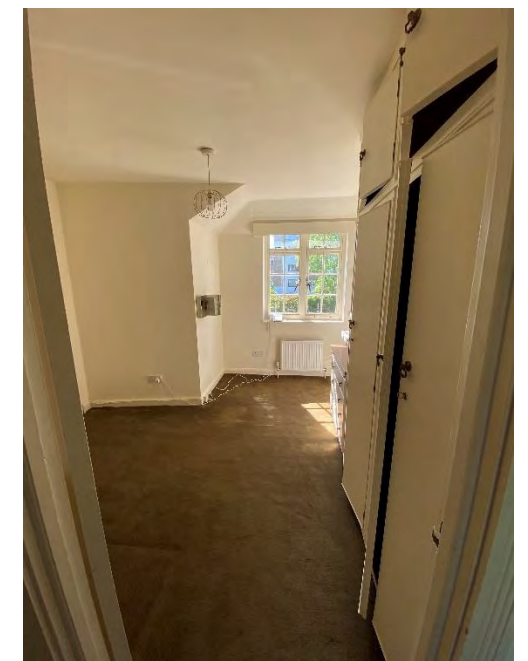


Figure 68: View of one of the rooms in the 1955-65 extension (pre-strip out)



Figure 69: View of one of the rooms in the 1955-65 extension (pre-strip out).

Internal Photographs

Roof

Main Building

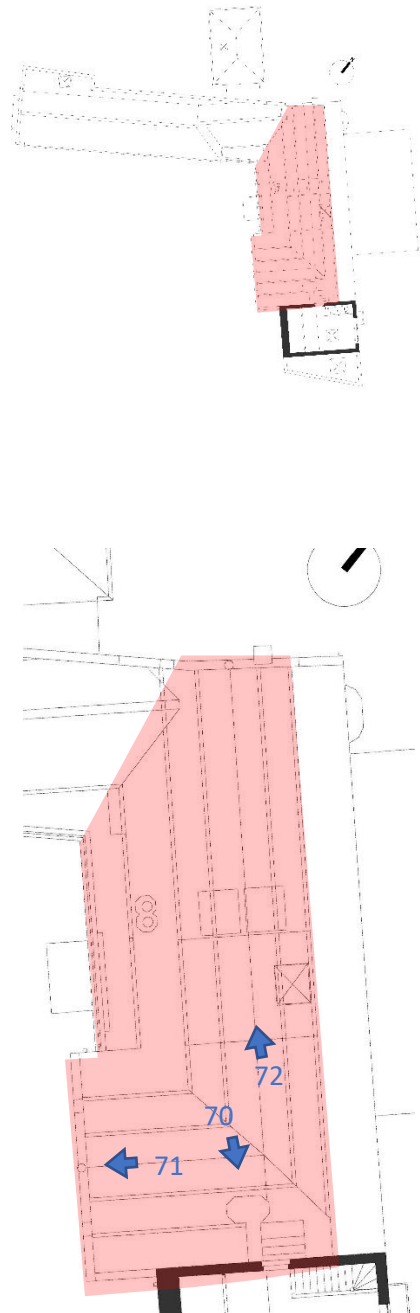


Figure 70: View of one of the existing and original 1915 chimney within main building.



Figure 71: View of the cut roof construction towards the west (front) elevation.



Figure 72: View of the cut roof construction through the main building and towards the north elevation.