

21/1786

Design & Heritage Statement (incl. Statement of Significance)

For

Internal Alterations incl.

1. Removal of existing stairs and partition between entrance lobby / stairs and cafe.
2. Proposed staircase and new partition between entrance lobby / stairs and cafe.
3. Edge of first floor construction adapted to suit new stairs, to ensure 2.0m headroom.
4. Partitions between first floor accommodation and stairs adapted to suit new stairs.
5. Door between head of stairs and first floor meeting room re-positioned and enlarged.
6. Partition removed at first floor level between office and meeting room.
7. Removal of dry lining at ground floor level (entrance corridor and beside stairs) and replacement with lime render (EcoCork).
8. Re-finishing Cafe and Kitchen ceilings.
9. Removal of modern ceilings at first floor and reinstatement at original ceiling level.

At

Sidmouth YMCA, Mill Street, Sidmouth, EX10 8DF

Revised July 2021



EAST DEVON DISTRICT COUNCIL ECONOMY			
21 JUL 2021			
ACK	CIRC	SEEN	FILE

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Appendices

Appendix A - Listing Description

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1.0.0 Information

1.1.0 Drawings

This statement should be read in conjunction with the following drawings:

1132/20/LP	Location Plan (OS Sitemap)	1:1250 (A4)
1132/20/BP	Block Plan	1:200 (A3)
1132/20/01 A	Ground Floor Plan (EXISTING)	1:50 (A3)
1132/20/02 B	First Floor Plan (EXISTING)	1:50 (A3)
1132/20/03 B1	Stair Sections (EXISTING)	1:50 (A3)
1132/20/04 B	Ground Floor Plan (PROPOSED)	1:50 (A3)
1132/20/05 F	First Floor Plan (PROPOSED)	1:50 (A3)
1132/20/06 D1	Stair Sections (PROPOSED)	1:50 (A3)
1132/21/07	Moulding Sections (EXISTING)	1:2 (A2)
1132/21/08	Oak Door Frame and Side Screen	1:50 & 1:2 (A2)

1.2.0 Structural

N/A

1.3.0 Appendices

Appendix A - Listing Description

Appendix B - Photograph Survey

Fig 1 - Two main external elevations.

Fig 2 - Door D.2.

Fig 3 - Underside of stairs.

Fig 4 - Panelling to underside of stairs.

Fig 5 - Panelling, skirting and dado rail in cafe.

Fig 6 - Entrance corridor.

Fig 7 - Looking down stairs from quarter landing towards door D.3.

Fig 8 - Looking down stairs from first floor towards quarter landing.

Fig 9 - (a) and (b) Panelling to side of stairs at top landing.

Fig 10 - Door D.9 at head of stairs (modern bullnose architrave).

Fig 11 - Stair handrail section.

Fig 12 - (a) Dado rail in cafe (underside of stairs) and (b) Dado rail and former newel post in first floor office.

Fig 13 - Door D.12 to left and door D.9 to right hand side.

Continued over\.....

List of Figures continued\...

Fig 14 - Netted lath and plaster ceiling hidden above modern suspended ceiling.

Fig 16 - Ogee architrave - Doorway D.5.

Fig 17 - Door D.6 (modern paint ply) in background.

Fig 18 - Doors D.7 and D.8, both modern.

Fig 19 - Door D.11 (modern).

Fig 20 - Door D.10 (modern).

Fig 21 - Void over stairwell Ceiling, showing original ceiling and modern partition to the
left.

2.0.0 Description of Existing Building

2.1.0 General

2.1.1 The listing description mentions that the building was formerly known as a Wesleyan Chapel, dating from 1837.

2.1.2 Refer to floor plans (ground and first floor) for internal layout, reference 1132/20/01 Rev A and /02 Rev B respectively.

Drawing 1132/20/03 Rev B1 also shows sections at the staircase and drawing 1132/21/07 shows 1:2 sections of skirting, architrave, dado panelling and dado rails.

2.1.3 Refer to fig 1 at Appendix B which shows the two main external elevations.

2.2.0 SOUTH ELEVATION

- The main entrance door (South Elevation) has a round top to match the windows. This is in fact the only doorway into and out of the building.
- There are three round top windows to the South elevation which span between the ground and first floor accommodation; the first floor dissecting the windows at a point approximately half way up the windows. The half round section at the top of each window is in two panes (central vertical glazing bar) and inward opening, hinged at the bottom, with rope operated fanlight opener (cog and ratchet mechanism). Directly below each fanlight, but at first floor level, are fixed glazed windows with single glazed small panes (4 no wide x 3 no high). Below these and at ground floor level are similar small pane windows (4 no wide x 3 no high) with the top row of panes forming a top hung storm casement fan light. All glazing secured with putty externally. The half round fan lights have age, whether original or early C20 replacement. The windows below the fanlights are a replacement, either late C20 or early C21.
- Window cills are cast concrete.

2.3.0 EAST ELEVATION

- There are two main windows on the East elevation with the same dimensions and configuration as the windows on the South elevation. However the main glazing below the fan lights are of the same age as the fan lights. The windows aligned with the female toilets are fixed, flush and non opening. The window aligned with the kitchen is largely similar, however the bottom two rows of small panes are set back, as you would expect a sash window to be. There are extract vents within the glazing of both windows (kitchen and toilet). There is a small window to the gents toilet, which looks like an afterthought, not aligning with anything else, possibly early C20.

2.4.0 NORTH ELEVATION

- The North / rear elevation of the building is abutted by the neighbouring bakery (Vinnicombes) at ground floor level, with the wall consisting exposed stonework above the neighbouring flat roof and at first floor level.

2.5.0 ROOF

- The roof is hipped on all four sides and clad with slate, complete with angular ridge tiles (grey).
- There is a brick chimney located on the South side of the roof and above the chimney breast in the cafe. Polychrome brick-work corbelling at the top.
- The roof structure consists a king post truss and a queen post truss, with purlins and rafters. Ceiling joists span between the trusses and end walls, finished with lath and plaster, now concealed by modern ceilings, however the lath and plaster ceiling can be seen above the lay in grid suspended ceiling. Netting has been secured to the underside of the lath and plaster (fig 14) to prevent plaster falls. There is original coving (refer fig 14), however it is not know whether this extends around the full perimeter of the building.
- There is an existing roof window, with light shaft, located above the inner office and where indicated on the plan and section drawings.

2.6.0 GROUND FLOOR LEVEL

- Access from the street is ramped.
- The entrance corridor is narrow, with a stud partition (clad with modern plasterboard and plaster) between the corridor and the cafe. The West wall of the corridor is dry lined and modern, consisting plasterboard and skim plaster. Inspection reveals a void with unfinished rubble stone wall behind.
- The doors between the entrance corridor and stairs (D.3.), and cafe (D.2.) are modern hardwood fire doors, with Georgian wired glass. There is a glass transom above door D.3.
- The ceiling within the entrance corridor is 2.58m above finished ground floor level and finished with artex.
- The ceiling within the cafe and kitchen (incl lobby adjacent kitchen) is approx. 2.875 and 2.9m respectively. Ceiling heights within the toilets is approx. 2.7m. The cafe and kitchen ceiling are finished with artex (thought to be applied over lath and plaster), and the ceilings in the lobby and toilets is modern plaster.
- The internal wall between the cafe and kitchen is 275mm thick and masonry.
- There are two high level windows within the wall mentioned above, each with fixed glazed traditional windows, each with two panes and vertical central glazing bar, single glazed. These have age.
- The door between the cafe and kitchen (D.4.) is a modern flush door with vision panel.
- Other internal doors are also modern, refer to figs 17 and 18.

2.7.0 FIRST FLOOR LEVEL

- The original lath and plaster ceiling is thought to remain throughout, refer to 2.5.0 above. Below this and over the office area is a second ceiling constructed with timber joists and plasterboard and plaster. Within the meeting room there is a suspended ceiling of lay in tiles set in a grid system.

- At each window there is a handrail and simple square balusters to protect the windows / protect people from falling through the windows.
- The two small rooms are created with modern stud partitions and the doors are modern fire doors, refer to figs 13, 19 and 20.
- The West wall in the small room adjacent the stairs contains early wainscot panelling and a newel post, thought to be the remnants of a balustrade.

2.8.0 STAIRS

- The stairs are of timber construction, now surfaced with brown vinyl and modern aluminium nosing/s.
- Early Wainscot panelling remains to the North wall against the stairs and there are softwood handrails fixed to both side walls.
- The stairs are reason for concern, each tread rise being different from the next, in addition to which the stairs are narrow.
- The door at the bottom of the stairs is also too close to the first step, contravening the building regulations.
- The West wall in the stairwell is dry lined with plaster board and skim plaster. Inspection reveals a void with unfinished rubble stone wall behind.
- Floor to floor height is approx. 3.23m, to be confirmed.

3.0.0 Planning History

- 3.1.1 A search of the planning history held by East Devon District Council Planning Department has not revealed anything.

4.0.0 Proposals

4.1.0 Demolitions and Removal

It is proposed to carefully remove and dispose of the following:

- Stud partition between entrance lobby / stairs and cafe.
- Lowered ceiling within the entrance lobby and stairwell.
- Stair case, including wainscot panelling to side of staircase itself, but nothing more
- Handrails - to be carefully removed and retained for re-use.
- Dry lining against West wall to area of ground floor entrance lobby and side of staircase.
- Wall plaster (West wall) directly inside of entrance door.
- Partition between small first floor room and stairwell, including return wall and door / door lining.
- Partition between head of stairs and main first floor meeting room, including door and door lining.
- Modern door (D.11) and door lining between small rooms at first floor level.
- Remove floor finishes to areas affected, including entrance lobby, stairwell and room affected at first floor.

4.1.0 Demolitions and Removal Continued\...

- Modern suspended (lay in grid) ceiling at first floor to be removed.
- Modern dado rails, type (iii), (iv) and (v).

4.2.0 Proposed Stairs

4.2.1 Existing first floor construction to be suitably adapted / trimmed to suit proposed stair layout, sufficient to ensure a clear 2.0m clear headroom over the stairs.

The existing floor joists span North - South and are thought to be housed into the North wall, to be confirmed.

4.2.2 Proposed staircase to be constructed with softwood strings, plywood risers and MDF treads, to dimensions and configuration shown on drawings.

4.2.3 All to be confirmed from site measurements prior to manufacture.

4.3.0 Proposed Partition/s at Ground Floor Level

4.3.1 Proposed timber stud partition to be constructed between staircase and cafe and between entrance lobby and cafe using 50 x 100mm timber studs at 400mm centres, with sole plate, noggins and top plate all 50 x 100. It is suggested that 2 no sole plates are used.

Clad partition each side of partition with 1 x layer of 15mm Gyproc Fireline board.

Infill between studs using 100mm Rockwool semi-rigid batts.

Plaster skim to finish complete with self adhesive scrim tape over the joints

4.3.2 Fixed glazed panel to be constructed between cafe and entrance lobby. To be formed with oak frame / joinery and to be constructed along with door frame (door into the cafe), all oak joinery. Refer to drawing 1132/21/08.

Oak frame to be simply formed with square edges and to have 15mm deep rebate to house glass. Simple oak stop beads to be secured using screws.

Joinery details to be agreed prior to manufacture.

The glass panel to extend from floor to door head. Glass to be Pilkington Pyrostop fire proof glass (clear).

Intumescent seal / bedding, to be used when installing glass, to be agreed.

Glass panel / screen to achieve a full 30 minutes fire resistance.

4.4.0 Proposed Partition/s at First Floor Level

4.4.1 Partitions between first floor accommodation and stairs to be replaced in line with specification for stud partition at 4.3.1 above.

4.5.0 Proposed Internal Doors

- 4.5.1 Proposed **door between entrance lobby and cafe** to be as indicated on drawing 1132/20/04 Rev B. Door 900mm wide by 1980mm high, solid oak frame and glazed with Pyrostop clear fire glass to achieve a full 30 minutes fire resistance.

Door frame to be as described at 4.3.2 above. Frame to be grooved to receive combined intumescent / smoke seal (brown). Door stop min 15 x 32mm oak, glued and screwed. Alternatively the stop can be machined out of the frame.

Door details / sections to be agreed prior to manufacture.

Ironmongery to include: 3 no 100mm heavy duty polished stainless steel butt hinges with roller bearings, push plate, pull handle (approx 600mm long) and kick plates both sides, all polished stainless steel. Overhead door closer in full compliance with Approved Document M and 5 lever dead lock, complete with thumb turn on inside.

- 4.5.2 Proposed **door between base of stairs and entrance lobby** to be constructed as follows:

Partition to sides and above door to be constructed as described at 4.3.1 above.

Door lining to be softwood, min. 32mm thick by partition thickness.

Combined intumescent / smoke seal (white) to be grooved into lining.

Door stops to be 15 x 32mm minimum, glued and screwed to lining.

Proposed door to be as indicated on drawing 1132/20/04 Rev A. Door 840mm wide by 1980mm high, solid oak frame and glazed with Pyrostop clear fire glass to achieve a full 30 minutes fire resistance.

Ironmongery to include: 3 no 100mm heavy duty polished stainless steel butt hinges with roller bearings, push plate, pull handle (approx 600mm long) and kick plates both sides, all polished stainless steel. Overhead door closer in full compliance with Approved Document M and 5 lever dead lock, complete with thumb turn on inside.

- 4.5.3 Proposed **door between head of stairs and first floor meeting room** to be constructed as follows:

Door lining to be softwood, min. 32mm thick by partition thickness.

Combined intumescent / smoke seal (white) to be grooved into lining.

Door stops to be 15 x 32mm minimum, glued and screwed to lining.

Door to be oak veneered FD30 fire door, with oak edging and vision panels (x2, one above the other) using GWPP glass, with door 840mm wide by 1980mm high.

Ironmongery to include: 3 no 100mm heavy duty polished stainless steel butt hinges with roller bearings, push plate, pull handle (approx 600mm long) and kick plates both sides, all polished stainless steel. Overhead door closer in full compliance with Approved Document M. No lock is required.

4.6.0 Ceilings

4.6.1 Some of the existing ceilings (kitchen, cafe entrance hall and stairwell) have an artex finish.

Confirmation is required that existing artex finish does not contain asbestos?

4.6.2 Existing **ceiling within entrance lobby** is understood to be a modern ceiling installed below the existing lath and plaster ceiling and 4.1.0 specifies for this modern addition to be removed. Under-draw and finish ceiling as described at 4.6.3 below, though smaller battens may be used.

4.6.3 **Ceiling in Cafe and Kitchen** - retain existing ceiling, artex finish and brass light hooks. Secure 50 x 75mm battens to underside of existing ceiling at 400mm centres, so that void created conceals retained light hooks. Finish with single layer of 12.5mm Gyproc Wallboard, joints scrim taped and the ceiling plastered with multi finish skim plaster.

4.6.4 **Ceiling within stair well** - following alterations to partition at side of stairwell, repair / reinstate modern plasterboard ceiling at same level as current lowered ceiling, using plasterboard and Thistle plaster skim finish.

4.6.5 **Ceiling within proposed servery** - Existing lowered modern ceiling to be retained. Repair / make good where modern partitions removed.

Where the modern partition is to be removed (between office and corridor), reinstate partition at high level, to create bulkhead between lower modern ceiling and higher original ceiling, all to be carried out using timber stud work, plasterboard and skim plaster.

4.6.6 **Meeting Room ceiling** - suspended lay in T grid modern ceiling will be removed as described at 4.1.0.

Original lath and plaster ceiling has been netted with chicken wire (refer fig 14).

Original coving to be retained and repaired as necessary

It is proposed to retain lath and plaster ceiling and netting. Ceiling to be under-drawn with vapour control layer, and 12.5mm plasterboard and Thistle skim plaster. The plasterboard and new plaster finish to butt up against the edge / side of original coving, with original coving retained.

4.7.0 Lime Plastering

- 4.7.1 Existing rubble stone wall exposed by the removal of modern dry lining must be suitably prepared and rendered / plastered using EcoCork, lime render with cork particles to improve thermal performance and reduce the risk of condensation.

Lime finishing plaster to be applied over the EcoCork to achieve a finer finish.

4.8.0 Joinery Finishes

- 4.8.1 Allow for simple oak trims at perimeter of oak frame / door frame, between the entrance lobby and cafe. Trims to cover the joint between the oak frame and surrounding partition / wall.
- 4.8.2 Allow for softwood architraves to new doors at base and head of stairs. Architrave moulding to be machined to match original at D.5., refer fig 16 and section on drawing 1132/21/07.
- 4.8.3 Early / original skirtings will be retained part from a short section, removed below the existing staircase.

Allow for new skirting to be applied to base of new partitions, profile to be discussed and agreed with Conservation Officer. It is suggested that a simple modern profile would act as a contrast to the moulded originals, and avoid confusion over how the building has developed.

- 4.8.4 Dado rail - type (ii) to be copied and to be secured where types (iii), (iv) and (v) are removed at first floor.
- 4.8.5 Wainscot Panelling - It is Not proposed to add wainscot panelling to the new ground floor partition.
- It IS proposed to install wainscot panelling to the one side of the new stair, against the upper flight and one side of the quarter landing only, re-using existing if suitable, and if not making up new to match the originals, refer to drawing 1132/21/07.
- 4.8.5 Original handrails to be sanded, re-finished and re-fixed to side walls of stairwell. Any shortfall to be made up with new, to match the existing. Handrails must extend to the full height of stairs and to both sides of stairs.

4.9.0 Decoration

- 4.9.1 All areas affected by the works to be decorated.

Where part of a wall or ceiling is affected by the works, the whole wall / ceiling must be prepared and painted

Paint scheme / colours to be agreed with client?

4.9.2 New oak frames and doors to be finished with clear matt varnish.

Stair hand rails to be finished with clear matt varnish to achieve contrast against plain painted walls and wainscot panelling.

4.9.3 New softwood door linings, architraves, skirtings, dado rail and stair strings to be suitably prepared, sanded, filled, knotted, primed, undercoats (x2) and eggshell top coat (x2).

4.9.4 Lime plaster walls to be painted with fully breathable paint, to be agreed. Allow min three coats.

4.9.5 New plaster finish to internal partition walls and ceilings to receive a mist coat and two full coats of matt emulsion. Johnsons, Dulux or equal.

4.9.6 Existing front door and frame to be prepared and painted, inside and out.
Paint scheme / colours to be agreed with client?

4.10.0 Making Good / Miscellaneous Other

4.10.1 Builder to allow for making good to all areas affected by the works.

4.10.2 Where part of a wall or ceiling is affected, builder to allow to repaint the whole wall / ceiling surface.

4.10.3 Existing Front Door - Allowance to be made for replacing ironmongery (Cylinder rim latch, hinges and pull handle) and for carrying out any repairs / adjustments to ensure door is fully serviceable. To include for trimming base of door and for installing rubber threshold strip to floor across doorway.

4.10.4 Make good laminate flooring within cafe taking care to take up and relay where the alterations are taking place.

Making good to ceiling within the altered area where the servery is being created at first floor level must be considered.

4.10.5 Client to advise requirements for fit out / units and work tops / counter indicated for the first floor servery area.

5.0.0 Electrical Works

5.1.0 Builder to allow for all electrical works in connection with the proposals, including relocating lights, light switches and power points, all to be agreed with client.

5.2.0 Include to check provision of emergency lights to ensure the premises are suitably

covered, to include lights over EXIT doors ESCAPE ROUTES with running man logo.

Emergency lights to have test facility.

6.0.0 Flooring

6.1.0 Heavy duty carpet to be supplied and laid within the stairwell, including stair treads and risers, and first floor landing. Colour and make to be agreed with client.

6.2.0 Heavy duty aluminium stair nosings to be supplied and installed, with contrasting colour to carpet, to highlight the stair edges.

6.3.0 Flooring within entrance lobby to be heavy duty entrance matting, type and colour to be agreed with client.

6.4.0 Allow to prepare floor at first floor level for new flooring, to include 3.2mm plywood or tempered hardboard, stapled to floor boards.

6.5.0 Allow to supply and lay flooring to servery area at first floor, client to advise?

7.0.0 Heating

7.1.0 Client to advise?

8.0.0 Heritage Consideration (Statement of Significance)

8.1.0 The building is most important for its place within the town, and the history that comes with it. A Wesleyan Chapel, dating from 1837 and used as a chapel until the late C19th when the Methodist Church in the High Street (opposite the end of Mill Street) opened in 1884. The YMCA took over the use of the building from about then onwards until this day.

8.2.0 Only a small amount of early fabric will be lost by the proposals and these include:

- stairs,
- boarding (bead joint) to soffit below upper flight of stairs.
- wainscot panelling on the North wall / to the side of the stairs. We propose to replace this as described at 4.8.5 above.

The original wainscot panelling will remain unchanged within the cafe (North wall).

The existing wainscot panelling will also remain throughout the first floor, as will the two remaining newel posts at first floor level.

8.3.0 Discussion

8.3.1 The current staircase is old and the wainscot panelling to the side is no doubt of the same age as the stair. What is curious is the two newel posts, one at the top of the stairs (figs 9 and 10) and one in the adjacent office (fig 12 B). Are they newel posts or something else?

8.3.2 The partition to the side of the entrance hall and the inner partition going up the stairs, and the partition between the stairs and the first floor office are all finished with modern plaster board and multi-finish Thistle plaster. The configuration of this latter partition is also unusual and does not look like it is original. Neither do we know or can assume that the ground floor partition (alongside the entrance hall) is in the original position or even that there was a partition here in the first instance.

8.3.3. If the first floor partition beside the stairs and referred to above is not original, was there a partition here in a different form or was there a balustrade and handrail, which linked to and handrail / balustrade which continued down the stairs, the stairs open to the ground floor, what is now the cafe? Without further information we cannot know. We might find something to shed light on this when opening up / removing this partition.

8.3.4 The internal layout of the building is curious, one would have expected to see the remnants of an old meeting hall on the ground floor and possibly a gallery at the first floor level. What we actually find is the ground floor accommodation sub-divided by a substantial masonry wall (between the cafe and kitchen / toilets). The first floor structure is also substantial and shows no signs of an earlier gallery. Is it possible that the building started out on the one level with the first floor added later, but why install such a

substantial sub-dividing partition at ground floor; to support the new first floor and large congregation, perhaps?

- 8.3.5 We have seen that the wainscot boarding and dado rail at ground floor are different (wider boards and different moulding) to what we see going up the stairs and at first floor level, possibly reinforcing the idea that the first floor was not part of the original layout and was added later; the stairs also part of the later addition.
- 8.5.0 The majority of the proposals involve stripping out modern partitions and finishes and whilst most of the new work also involves modern materials, care is being taken to improve the finish generally and maintain the heritage asset in good order. The process is also providing greater insight into how the building may have developed.
- 8.6.0 We propose to retain lath and plaster ceilings, however underdrawing with plasterboard is a pragmatic approach / decision, bearing in mind cost (the applicant is a charitable organisation) and taking into account we will be exposing the original coving and reinstating some of the original character of the building.

9.0.0 Conclusion

- 9.1.0 It would be fair to say that past trustees of this building have not always made the right decisions, and internal alterations in particular, have not always been undertaken sympathetically.
- 9.2.0 This application seeks to undertake improvements to fire safety and generally make the day to day use of the stairs much safer.
- 9.30 In carrying out the proposals some of the buildings character by will be restored by undoing some of the pasts wrongs!

Appendix A - Listing Description

Listed Building

Grade: II

List Entry Number: 1097882

Date first listed: 12-Nov-1973

Statutory Address: YMCA, MILL STREET

National Grid Reference: SY 12697 87556

Details

MILL STREET 1. 1633 YMCA SY 1287 1/106 II 2. Formerly known as Wesleyan Chapel. 1837. Plain rectangular rough cast building. Originally had flanking pilasters now obscured by rough cast. Low pitch hipped slate roof, moulded eaves cornice. 3 tall round headed windows to side, 2 at end, glazing bars intact to upper part but 2 light casements inserted lower down.

Appendix B - Photograph Survey



Fig 1 - Two Main External Elevations.

Appendix B - Photograph Survey



Fig 2 - Door D.2.

Door D.2 - Modern hardwood fire door with georgian wired polished plate glass. Partition within which door is set is modern (plasterboard and skim plaster) and skirtings and architrave are modern bullnose.

Appendix B - Photograph Survey



Fig 3 - Underside of Stairs

Partition on left is modern. Underside of stairs is clad with tongue and grooved boarding with 'bead' joint, overall board cover 165mm, refer to section on drawing 1132/21/07 and fig 4 over. Cafe ceiling is artexed, thought to be applied over lath and plaster. There are two early light hooks remaining in the ceiling, which would have no doubt been removed had the lath and plaster been removed? Wall to right is original wall with skirting, low level wainscot panelling and dado rail. See to section on drawing 1132/21/07. Also see fig 4 over page.

Appendix B - Photograph Survey

Fig 4 - Panelling to underside of stairs.



Fig 5 - Panelling, Skirting and Dado Rail in Cafe

Refer to section on drawing 1132/21/07. Wainscot board widths are 220 - 240mm. Boards have bead joint. For dado rail refer to drawing 1132/21/07 and type (i).

Appendix B - Photograph Survey



Fig 6 - Entrance Corridor

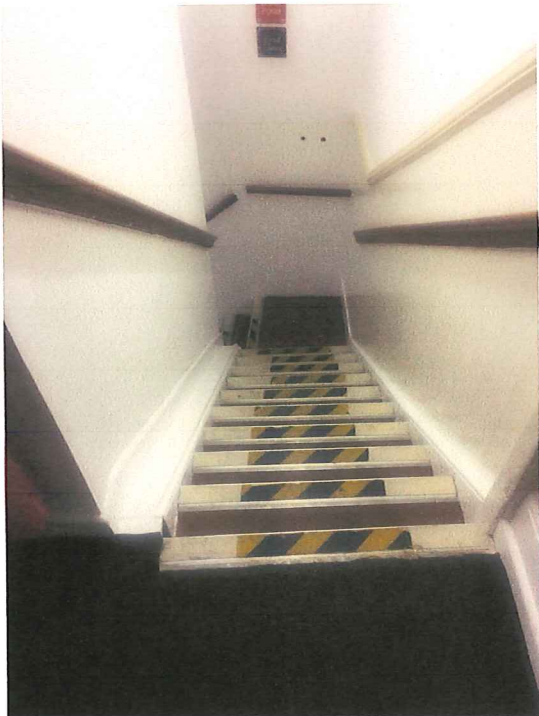
Doorway D.2 on the right and D.3. straight ahead. Architrave to door D.2 is modern bullnose, 20 x 95. Skirting in this area utilises the same size and profile. Door D.3 and frame is modern, as is transom glazing. Partition to left hand side is plasterboard and skim, dry lining with rubble stone wall (not plastered) behind. Walls either side of corridor are faced at low level with modern boarding. Ceiling has artex finish, however the ceiling is lower than the ceiling in the cafe and thought to be modern (plasterboard and skim plaster), suspended below the original ceiling.

Appendix B - Photograph Survey



Fig 7 - Looking down stairs from Quarter Landing towards Door D.3.

Note that between the bottom step and the door frame (D.3) there is insufficient space. Wall facing to both sides of stairs consists plasterboard and skim plaster. Handrails are moulded in softwood and are certainly an older feature, thought to have been re-fixed from earlier wall finish. Refer drawing 1132/21/07 for handrail section (1:2 scale).



Early handrails either side of stair as noted above. Wainscot panelling, 142mm overall width boards with bead joint) to right side of stair with type (ii) dado rail as shown on section drawing 1132/21/07.

Partition to left is plasterboard and skim plaster.

Fig 8 - Looking down stairs from First Floor towards Quarter Landing.

Appendix B - Photograph Survey



Figs 9 (a) and 9 (b) - Panelling to side of stairs at top landing.

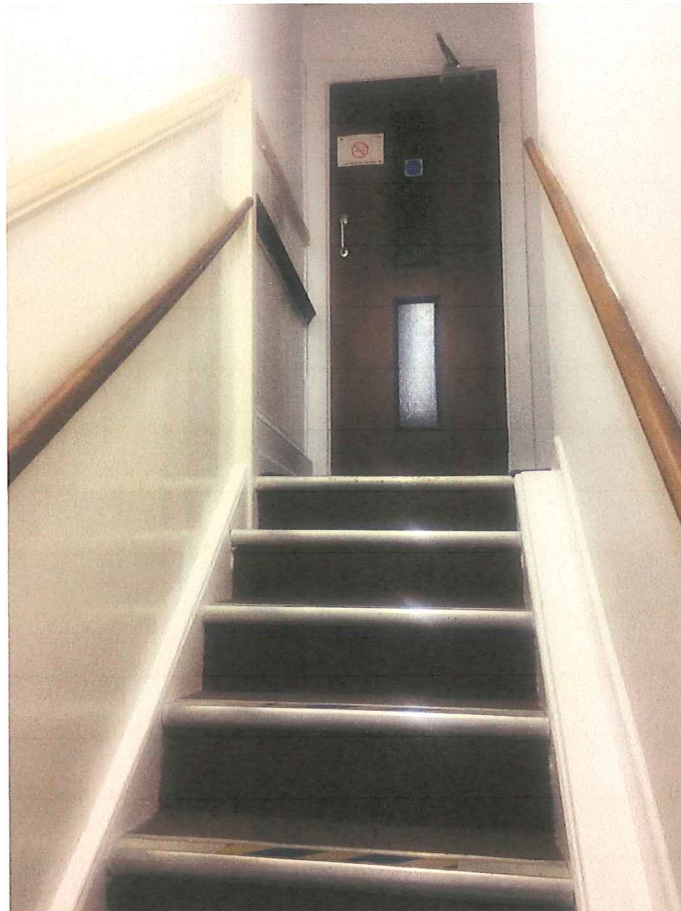


Fig 10 - Door D.9 at head of Stairs. (Modern bullnose architrave etc).

Appendix B - Photograph Survey



Fig 11 - Stair Handrail Section.

Refer to handrail section on drawing
1132/21/07.



Fig 12 (a) Dado Rail in Cafe (under the stairs) and



Fig 12 (b) - Dado Rail and former
Newel Post in First Floor Office.

Appendix B - Photograph Survey

Fig 12 (a) - Cafe Area (Ground Floor) - the wainscot panelling is framed, the frame having a simple bead detail. The vertical panels of the wainscot boarding are wide boards (220-240mm) with a bead joint. The bead detail has all but disappeared in the paint from many years.

Fig 12 (b) - The wainscot boarding shown in this image is found more or less throughout the whole of the perimeter of the first floor accommodation. The dado rail mould (type (ii)) shown differs to that found in the ground floor cafe area, but is found to side of stairs also. Other modern dado rail moulding have been introduced where indicated on the first floor plan (EXISTING) and as detailed on the section drawing 1132/21/07.

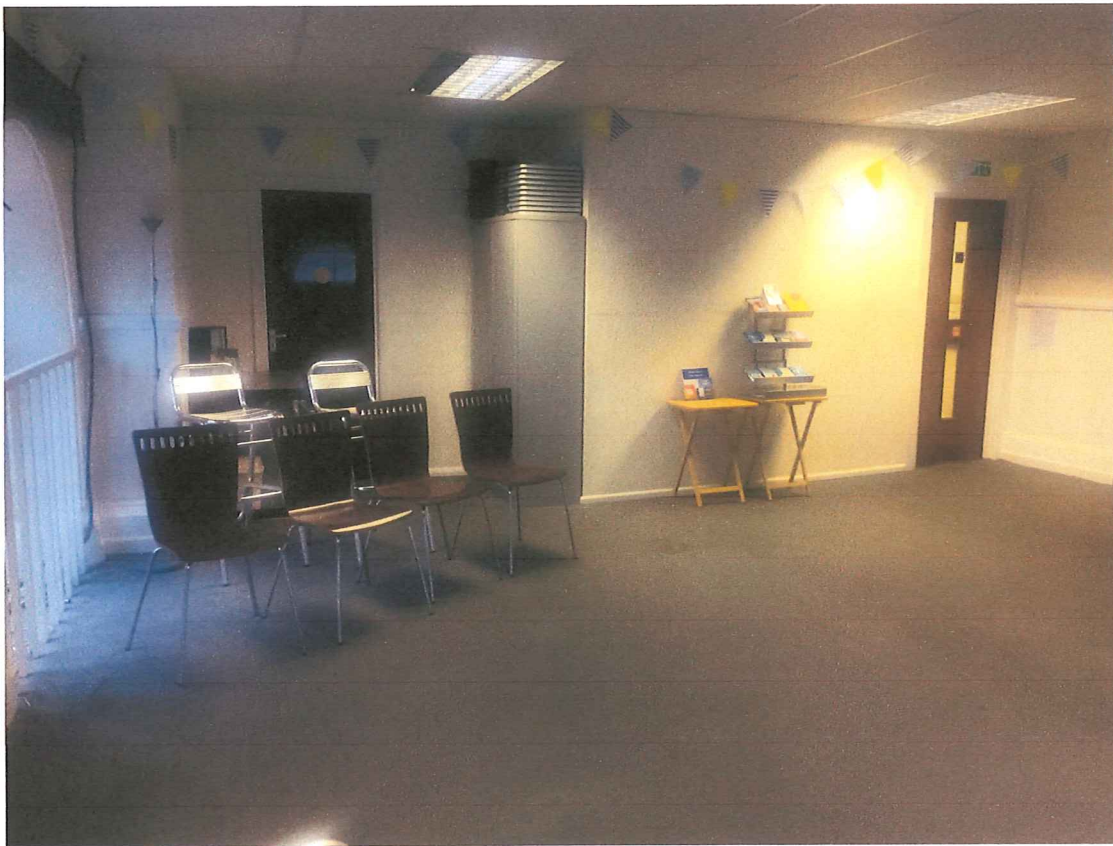


Fig 13 - Door D.12 to left and Door D.9 to right hand side.

Wainscot panelling to right hand wall, similar to fig 9 (b).

Wainscot panelling around chimney breast to left hand side of room, with type (iv) modern dado rail.

The cross partition is modern with plaster board and skim plaster. Modern bull nose skirting and architraves to partition. Deeper earlier skirting to outside walls, to left and right as recorded on section drawing 1132/21/07.

The ceiling is a modern suspended ceiling. Above this the original lath and plaster ceiling remains, netted with chicken wire. The original coving can also be seen still in place. Refer to fig 14 over.

Appendix B - Photograph Survey

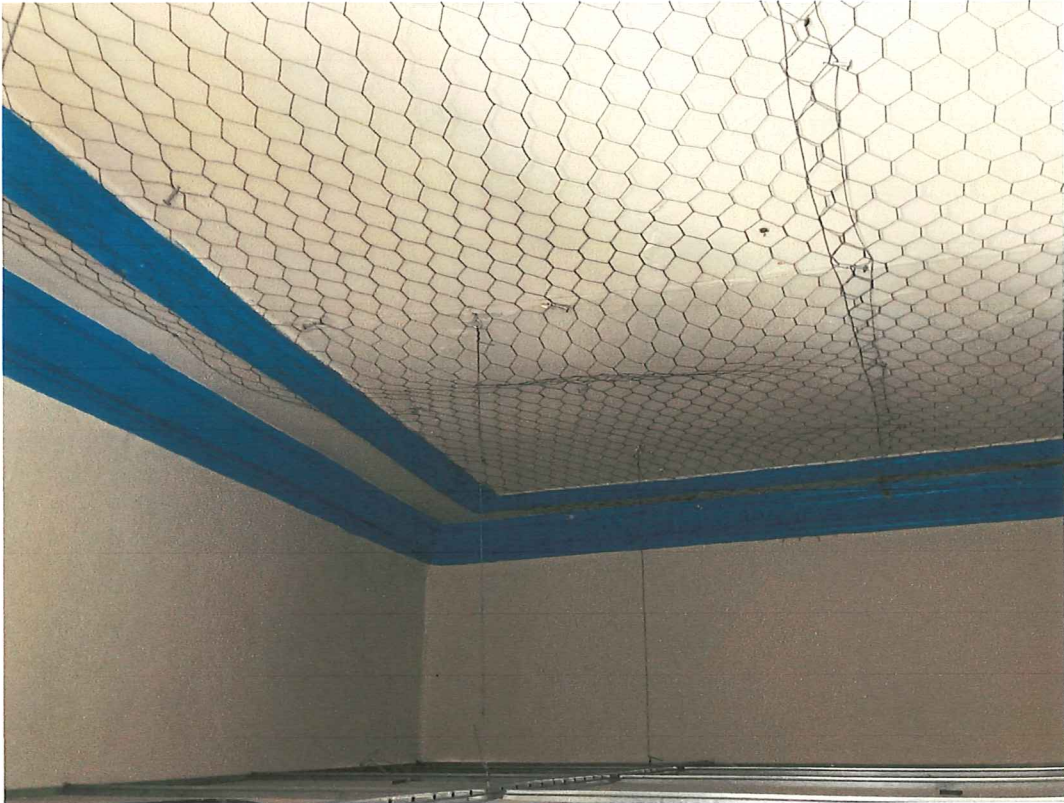


Fig 14 - Netted lath and plaster ceiling hidden above the modern suspended ceiling.



Fig 15 - Doorway D.5. in Cafe.

Appendix B - Photograph Survey



Fig 16 - Ogee architrave - Doorway D.5.

Refer to drawing 1132/21/07 for 1:2 scale section of traditional Ogee architrave mould and also door frame in this location.

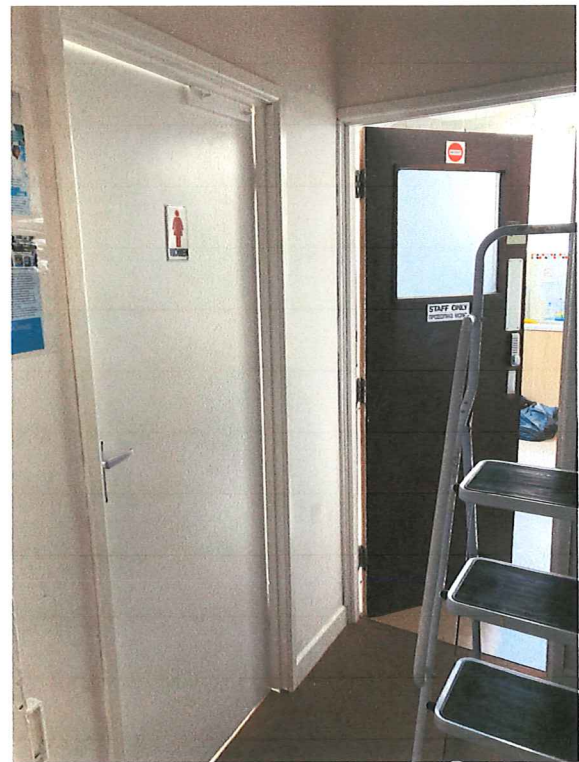


Fig 17 - Door D.6. (modern paint ply) in background. Fig 18 - Doors D.7 and D.8, both modern (Door D.4. is also a modern door similar to D.8. although it has eluded the camera).

Appendix B - Photograph Survey

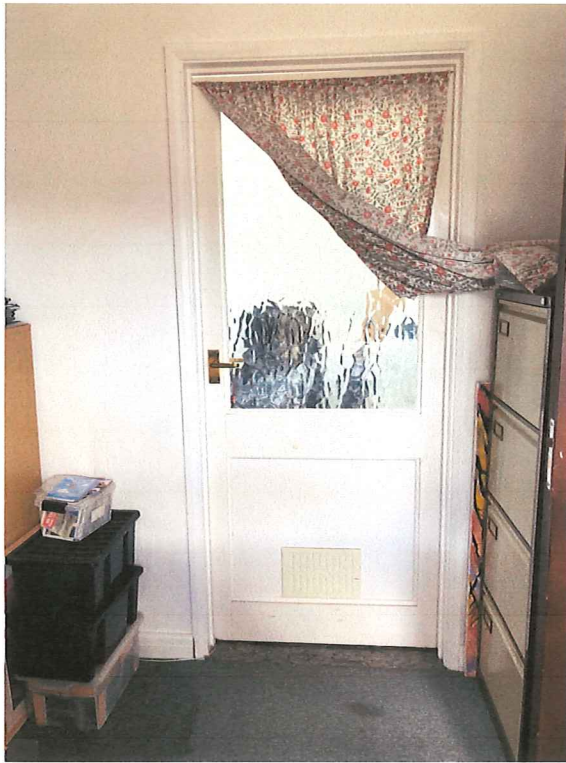


Fig 19 - Door D.11. (modern)



Fig 20 - Door D.10. (modern)

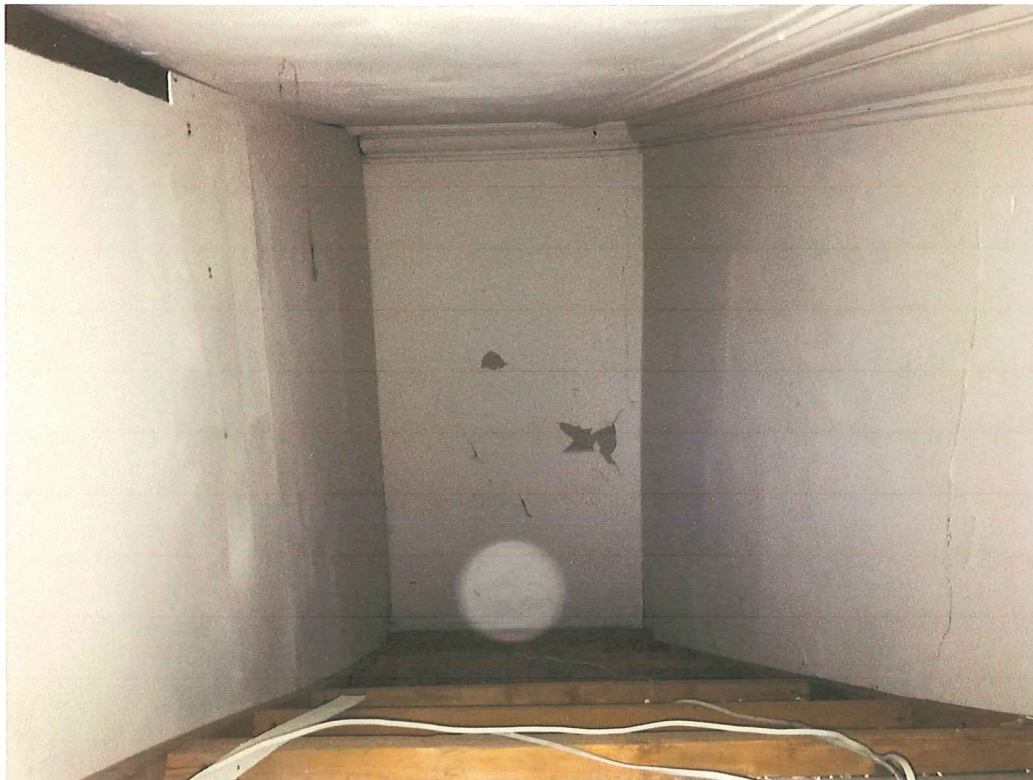


Fig 21 - Void over stairwell Ceiling, showing original ceiling and modern partition to the left.