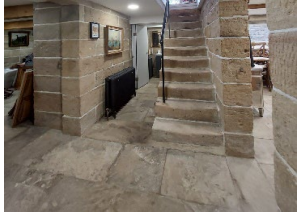
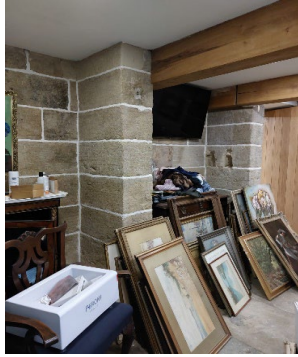



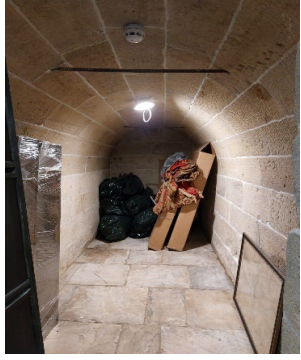


**Building Element Schedule for LBC: Internal  
Grassfield Hall**

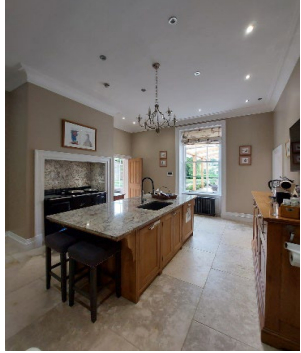

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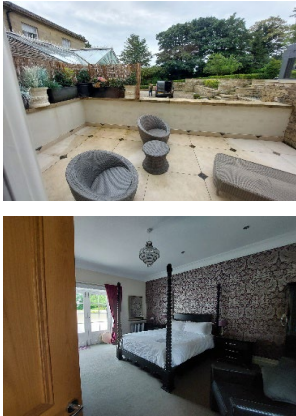


**Basement**


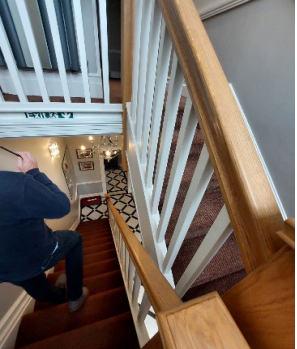
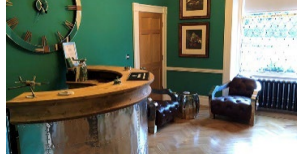
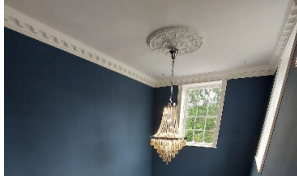
Item no.	Room.	Item	LBC items for consent	Photo record
B1	Basement Stair	Floor: Solid stone flags. Ceiling: Plaster painted. Walls: Exposed stone Stair: Solid stone with newer metal handrail lead fixed. Doors: Solid wood, new Other: Males WC under staircase with associated drainage.	Metal handrail and conservation works to lower levels. Doors. Radiators. All finishes. All fixtures and fittings. Basement level.	
B2	Basement Room 1 (store)	Floor: Solid stone flags. Ceiling: Plaster painted with two Victorian I beams covered in oak facing boards and straps. Walls: Exposed stone. Doors: Solid wood, new. Double glazed external doors, timber, painted.	Timber boarding to beams with straps and new external doors. All finishes. All fixtures and fittings.	
B3	Basement Room 2 (Female WC)	Floor: Solid stone with culvert repaired and restored. Ceiling: Plaster painted. Walls: Exposed stone. Temporary wc walls and doors. Window: One new double glazed window where the basement window had been blocked. Now reinstated. Doors: Timber panel and plastic to wcs.	New wc and associated fixings, screens and drainage. Reinstated new window. All finishes. All fixtures and fittings.	 
B4	Basement Room 3 (Utility)	Floor: Solid stone flags. Ceiling: Exposed joists Walls: Exposed stone and painted brick plinths Doors: Solid timber Other: Location of boilers.	New timber door. All finishes. All fixtures and fittings.	

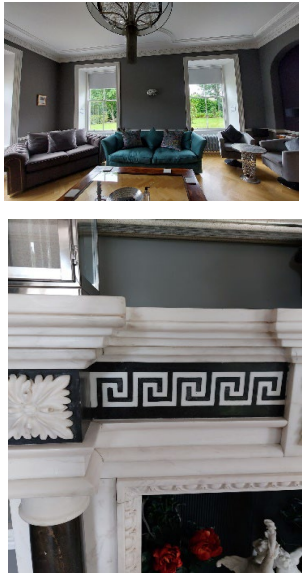


B5	Basement Room 4 (Vaulted store)	Floor: Solid stone flags/ Ceiling: vaulted arch stone. Walls: Exposed stone. Doors: Solid timber.	All finishes. All fixtures and fittings.	
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### Ground Floor

Item no.	Room.	Item		Photo record
GF1	WC	Floor: Tile. Ceiling: Plaster painted. Walls: Plaster painted. Windows: 1 timber sash window. Doors: Timber panelled door to utility. Other: Sink and toilet plus cylinders.	All finishes. New door. All fixtures and fittings. New window.	N/A
GF2	Utility	Floor: Tile. Ceiling: Plaster painted. Walls: Plaster painted. Windows. 1no. Timber sash window. Doors: 1no. 6 panel door to exterior. 1no. Panelled door to kitchen.	All finishes. New doors. New window. All fixtures and fittings.	N/A
GF3	Kitchen	Floor: Tiles. Ceiling: Plaster painted. Walls: Plaster painted with cornice. Skirting. Windows: 6/6 single glazed sash window. Doors: Solid timber 4 panels. Cabinets: Modern timber and marble kitchen units. Fireplace: Aga in situ.	All finishes. New window, doors and re-opening of fire place. New kitchen units. All fixtures and fittings.	
GF4	Store	Floor: Tiles. Ceiling: Plaster painted. Walls: Plaster painted with cornice. Skirting. Doors: solid timber 4 panel door.	All finishes. New door. All fixtures and fittings.	



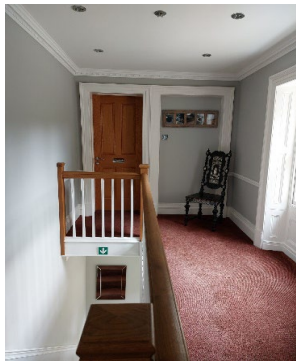


GF5	Rear Stair	<p>Floor: Tiles  Ceiling: Plaster painted.  Walls: Plaster painted with cornice. Dado rails. Skirting.  Stair: Modern timber staircase in traditional style.  Windows: Timber sash window.  Doors: 4 panel solid timber doors.</p>	<p>All finishes. Staircase. New window and doors. All fixtures and fittings.</p>	
GF6	GF bedroom 1	<p>Floor: Carpet.  Ceiling: Plaster painted.  Walls: Plaster painted with cornice.  Doors: Timber double doors partially glazed leading to small outdoor yard.</p>	<p>All finishes. New double doors, window and door. All fixtures and fittings.</p>	
GF7	GF bedroom en-suite	<p>Floor: Tiles  Ceiling: Plaster painted with partial faux ceiling.  Walls: Tiled.  Doors: 4 panel solid timber door.  Sanitary fittings: Shower unit, wc and sink.</p>	<p>New shower room with all finishes. All fixtures and fittings.</p>	
GF8	Conservatory	<p>Floor: Concrete  Ceiling: Exposed.  Walls: Exposed blockwork.  Windows: Large timber glazed in poor condition.  Doors: Glazed doors.</p>	<p>All finishes, fixtures and fittings.</p>	

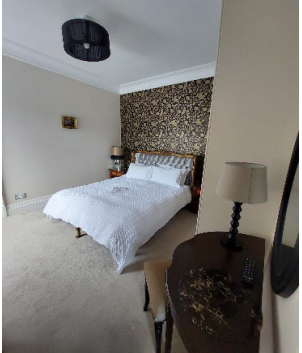
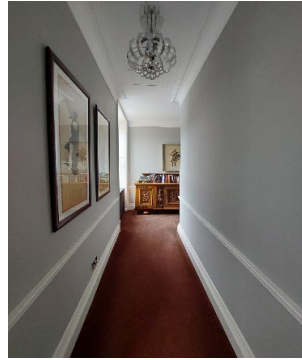


GF9	Diner	<p>Floor: Parquet flooring.  Ceiling: Plaster painted.  Walls: Plaster painted with cornice. Dado rail. Skirting.  Blocked up doors to conservatory.  Windows: 6/6 timber sash window.  Doors: 6 panel solid timber door.  Fireplace: New fireplace in historic opening.</p>	<p>All finishes. All fixtures and fittings. Fireplace. New window. New doors.</p>	
GF10	GF Stair	<p>Floor: Tiles to the floor.  Ceiling: Plaster painted.  Walls: Plaster painted with cornice. Dado rail. Skirting.  Doors  Stair: Timber staircase in a traditional, plain style.</p>	<p>Finishes, fixtures and fittings. New staircase. Doors.</p> <p>NOTE. This LBC application excludes the lower level glazed balustrade and consent is only sought for the timber balustrading to the first floor.</p>	
GF 11	Snug	<p>Floor: Parquet timber floor.  Ceiling: Plaster painted.  Walls: Plaster painted with cornice. Dado rail. Skirting.  Doors: 6 panel solid timber doors.  Window. 1no. 6/6 single glazed sash window.  Fireplace: New fireplace in original opening.</p>	<p>All finishes. Fixtures and fittings. New window. New doors. New fireplace.</p>	
GF12	Hall Entrance	<p>Floor: Tiles.  Ceiling: Plaster painted.  Walls: Double height. Plaster painted with ornate cornice. Dado rail. Skirting.  Windows: 3 no 6/6 single glazed timber sash windows of which only 1 is visible from the outside.  Doors: External refurbished pre-war wooden door.</p>	<p>LBC application for this space is only seeking consent for the fixtures and fittings and the 2 upper windows and the 1 blocked ground floor window.</p> <p>NOTE: The application excludes the future proposals for staircase and replacement of glass balustrade.</p>	





GF13	Sitting Room	<p>Floor: Parquet timber.  Ceiling: Plaster painted.  Walls: Plaster painted with ornate cornice which matches the meandros design of the new fireplace. Skirting.  Doors: 6 panel solid timber door.  Windows: 2no. 2/2 single glazed timber sash windows. 1no. 6/6 single glazed timber sash window.  Fireplace: Reclaimed fireplace with Meandros pattern in original opening.</p>	<p>All finishes. All fixtures and fittings. Fireplace. New windows. New doors.</p>	
GF14	Lobby	<p>Floor: Tiled. New wall between lobby and dining hall. This wall replicates what was originally there but removed during the Victorian period.  Ceiling: Painted plaster.  Walls: Painted plaster with ornate cornice, dado rail, skirting.  Doors: 6 panel solid timber doors to internal spaces. Original glazed timber double doors with espagnolette ironmongery and fanlight.</p>	<p>All fixture and fittings. All finishes. New doors.</p>	
GF15	Dining Hall	<p>Floor: Parquet wood  Ceiling: Plaster painted.  Walls: New wall reinstated. Painted plaster to all walls with panelled features.  Doors: Opening blocked to the conservatory. 6 panel solid timber door.  Windows: 2no. 2/2 single pane sash windows.  Fireplace: Reclaimed fireplace.</p>	<p>All finishes. All fixtures and fittings. New windows and new doors. New fireplace.</p>	

**First Floor**




Item no.	Room.	Item		Photo record
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FF1	FF Bedroom 1	<p>Floor: Carpet.  Ceiling: Plaster painted.  Walls: Plaster painted with cornice. Skirting.  Windows: 1no. Large timber single glazed bay window.  Doors: 4 panel solid timber doors.</p>	<p>All finishes. All fixtures and fittings. New door.</p>	
FF2	FF Bedroom 1 Ensuite	<p>Floor: Tiles.  Ceiling: Plaster painted.  Walls: Plaster painted with half pannelling painted.  Windows: 6/6 single glazed timber sash window.  Doors: 4 panel solid timber door.  Sanitary fittings: roll top bath, shower unit, toilet and sink.</p>	<p>All finishes. All fixtures and fittings. New window. New door.</p>	
FF3	FF Rear Stair	<p>Floor: Carpet.  Ceiling: Plaster painted.  Walls: Plaster painted with cornice. Skirting.  Windows: 2/2 single glazed timber sash window.  Doors: 4 panel solid timber door.  Staircase: Timber balustrading.</p>	<p>All finishes. All fixtures and fittings. New staircase and balustrade. New window. New doors.</p>	
FF4	FF Bedroom 2 En-suite	<p>Floor: Tiled.  Ceiling: Plaster painted.  Walls: Plaster painted and tiled.  Window: 2/2 single glazed timber sash window.  Doors: 4 panel solid timber door.  Sanitary fittings: shower unit, toilet and sink.</p>	<p>All finishes. All fixtures and fittings. New window. New door.</p>	
FF5	FF Bedroom 2 Dressing	<p>Floor: Carpet.  Ceiling: Plaster painted.  Walls: Plaster painted with cornice. Skirting.  Windows: 1 single paned timber casement window. 1 6/6 single paned timber sash window.  Doors: 4 panel solid timber door.</p>	<p>All fixtures and fittings. All finishes. New door. New window.</p>	


FF6	FF Bedroom 2	<p>Floor: Carpet.  Ceiling: Plaster painted.  Walls: Plaster painted with cornice. Skirting.  Windows: 1 6/6 single paned timber sash window.  Doors: 4 panel solid timber door.</p>	<p>All finishes. All fixtures timber fittings. New window. New window.</p>	
FF7	FF Lobby	<p>Floor: Carpet.  Ceiling: Plaster painted.  Walls: Plaster painted with cornice and dad rail. Skirting.  Windows: 1 6/6 single paned timber sash window possibly original.</p>	<p>All finishes. All fixtures and fittings. New window.</p>	
FF8	FF Bedroom 3	<p>Floor: Carpet.  Ceiling: Plaster painted.  Walls: Plaster painted with cornice and dado rail. Skirting.  Windows: 1 6/6 single paned timber sash window possibly original.  Fireplace: Reclaimed fireplace in original opening.  1 6/6 single paned timber sash window possibly original.</p>	<p>All fixture and fittings. All finishes. New doors. New fireplace. New window.</p>	
FF9	FF Bedroom 3 Ensuite	<p>Floor: Tiled.  Ceiling: Plaster painted.  Walls: Plaster painted with marble to walls.  Windows: 1 6/6 single paned timber sash window.  Doors: 4 panel solid timber doors.  Sanitary: Free standing bath, shower, wc and sink.</p>	<p>All finishes. All fixtures and fittings. New door.</p>	

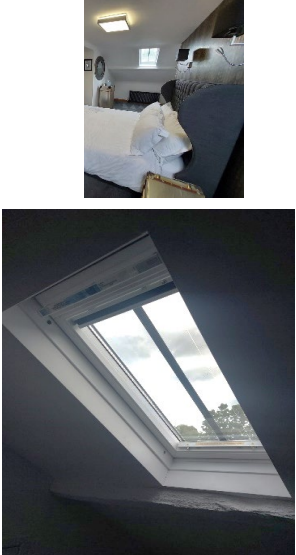
FF10	FF Stairs	<p>Floor: Carpet.  Ceiling: Plaster painted.  Walls: Plaster painted with cornice. Skirting. Dado rail.  Windows: 1 6/6 single paned timber sash window.  Doors: 4 panel solid timber door and door to attic space.</p>	<p>All fixtures and fittings. New window. New stair and balustrade to upper level only.</p>	
FF 11	FF Bedroom 4	<p>Floor: Carpet.  Ceiling: Plaster painted.  Walls: Plaster painted with cornice and dado rail.  Skirting.  Windows: 1 6/6 single paned timber sash window possibly original.  Fireplace: Reclaimed fireplace in original opening.</p>	<p>All finishes. All fixtures and fittings. New fire place. New door. New window.</p>	
FF12	FF Bedroom 4 En-suite	<p>Floor: Tiled.  Ceiling: Plaster painted.  Walls: Plaster painted with marble to walls.  Doors: 4 panel solid timber doors.  Sanitary: Shower, wc and sink.</p>	<p>All fixtures and fittings. All finishes. New door.</p>	
FF13	Hall	<p>Floor: Carpet.  Ceiling: Plaster painted.  Walls: Plaster painted with cornice. Skirting.  Windows: 2 6/6 single paned timber sash windows.</p>	<p>All fixtures and fittings and finishes. New windows.   NOTE: Glass balustrading excluded from the application.</p>	



FF14	FF Bedroom 5	Floor: Carpet. Ceiling: Plaster painted. Walls: Plaster painted with cornice and dado rail. Skirting. Windows: 1 6/6 single paned timber sash window possibly original. Fireplace: Reclaimed fireplace in original opening.	All fixtures and fittings. All finishes. New fireplace. New doors. New windows.	
FF15	FF Bedroom 5 En-suite	Floor: Tiles. Ceiling: Plaster painted. Walls: Plaster painted. Doors: Solid timber door Sanitary fittings: Bath, wc and sink.	All finishes. All fixtures and fittings. New door.	
FF16	FF Bedroom 6	Floor: Carpet. Ceiling: Plaster painted. Walls: Plaster painted with cornice and dado rail. Skirting. Windows: 1 6/6 single paned timber sash window possibly	All fixture and fittings. New doors. New windows. New fireplace.	
FF17	FF Bedroom 6 En-suite	Floor: Tiled. Ceiling: Plaster painted. Walls: Plaster painted with marble to walls. Doors: 4 panel solid timber doors. Sanitary: Bath, Shower, wc and sink.	All finishes. All fixtures and fittings. New door. New window.	

### Second Floor

Item no.	Room.	Item		Photo record
SF1	SF Stairs	Floor: Carpet. Ceiling: Plaster painted with exposed roof timber painted. Walls: Plaster painted. Stair: Timber stair with wooden door access.	All finishes. New door.  NOTE: Glass balustrading excluded from this application.	

SF2	SF Bedroom 1	<p>Floor: Carpet.          Ceiling: Plaster painted.          Walls: Plaster painted.          Skirting.          Windows: 3 velux conservation style rooflights</p>	<p>All finishes. All fixtures and fittings. Rooflights.           NOTE: Glass balustrading to staircase excluded.</p>	
SF2	SF Bedroom 1 ensuite	<p>Floor: Tiled.          Ceiling: Plaster painted.          Walls: Plaster painted with marble to walls.          Doors: 4 panel solid timber doors.          Window: 1 velux conservation style rooflight.          Sanitary: Bath, Shower, wc and sink.</p>	<p>All finishes. All fixtures and fittings. Rooflight.</p>	