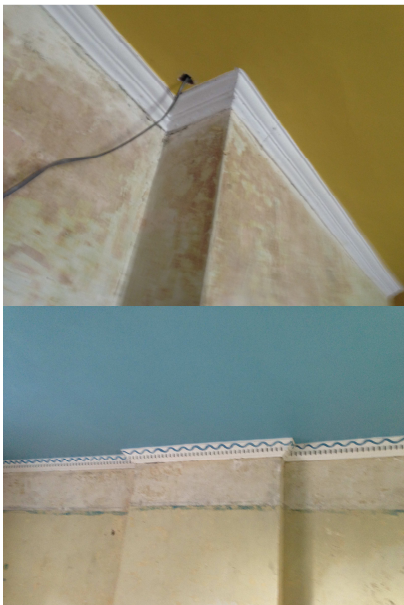




Joinery is mismatched, missing and in need of overhauling



The floorboards proposed to be lifted to form the new stairwell are modern T&G



Two lots of cornices are in situ at SF level which will be repaired and maintained



Some of the ceilings are no longer in situ



The concealed void behind the existing back staircase needs to be upgraded to 1 hour fire rating (this can be carried without affecting the finishes)