

THE CUSTOMS HOUSE, WHITEHAVEN – Grade II Listed

Job No 1234 –

Change of Use of existing offices to residential

Schedule of Internal Views of the property

10 February 2022



Image 1 - Internal View towards main staircase from new vestibule, proposed Apartment 1 to left hand side – modern glazed screen forming the original reception counter for the previous owners.



Image 2 - Ground Floor entrance screen into Apartment 1. Screen formed in softwood Torus profile with wired fire glass to provide fire integrity to wall. Screen and door made in modern planed timber. Proposal is to remove the screen and re-instate the wall in new masonry to the full width of the wall, the existing lintol will be retained in-situ to avoid further disturbance to the structure.



Image 3 - Proposed Cafe area – 45 degree fireplace in corner of room. Mixture of brick and stone, existing fireplace / surround has been removed. Chimney flue not visible in room above at first floor level, location of flue route to chimney stack not identified. Small pocket of similar bricks in gable wall at FF above suggesting flue may be within wall cavity.



Image 4 - Rear wall in the new café, a former opening in the rear wall indicated (not visible externally) and overlapped by the current external staircase. This window is in the location of the new café toilet and will not be visible internally when works are complete.



Image 5 - Internal view showing location of fireplace within Apartment 1. An existing sandstone lintol exists in this location, the fireplace has previously been removed. The openings have been strengthened with new steel beams. The window visible to the rear is the serving hatch in the former kitchen looking into the original coaching archway.



Image 6 - Existing window uncovered in original wall to rear of property, this is the location of the new doorway connecting the bedroom to the hallway in Apartment 2



Image 7 – Infilled window as Image 6, the right hand flank wall forms the rear stairwell wall to the property which is paint finished on the upper level of the stairwell

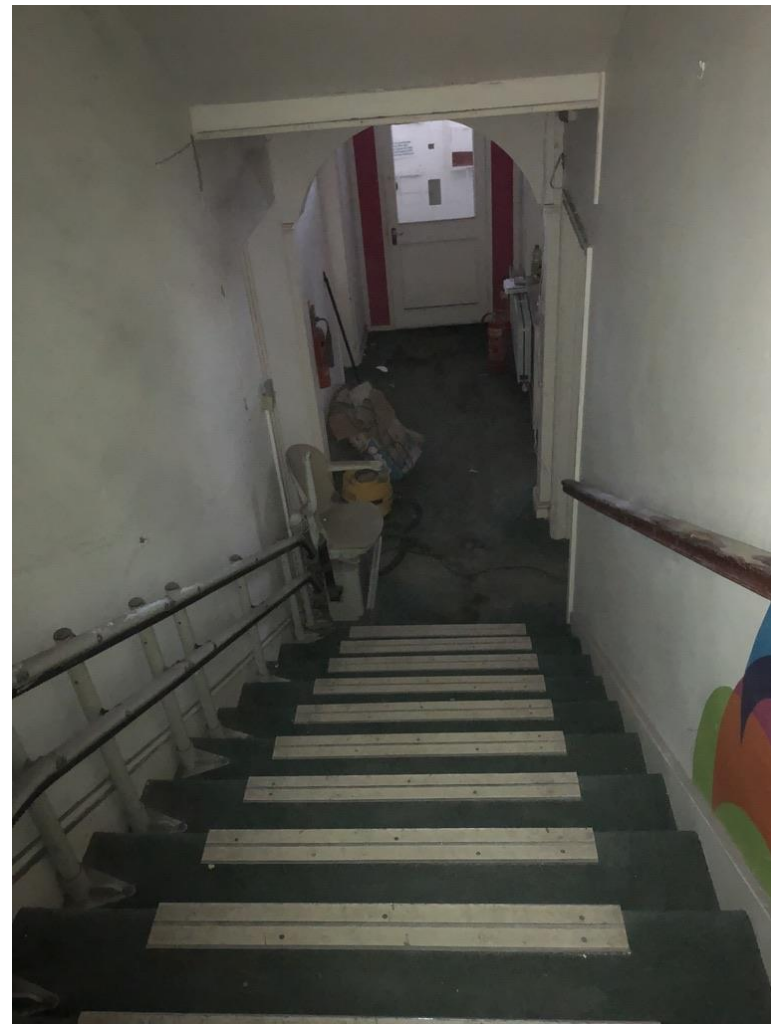


Image 8 - View towards the front door from the first floor half landing, the modern additional vestibule door is to be removed. Modern fittings including stair lift to be removed to de-clutter the stairwell.

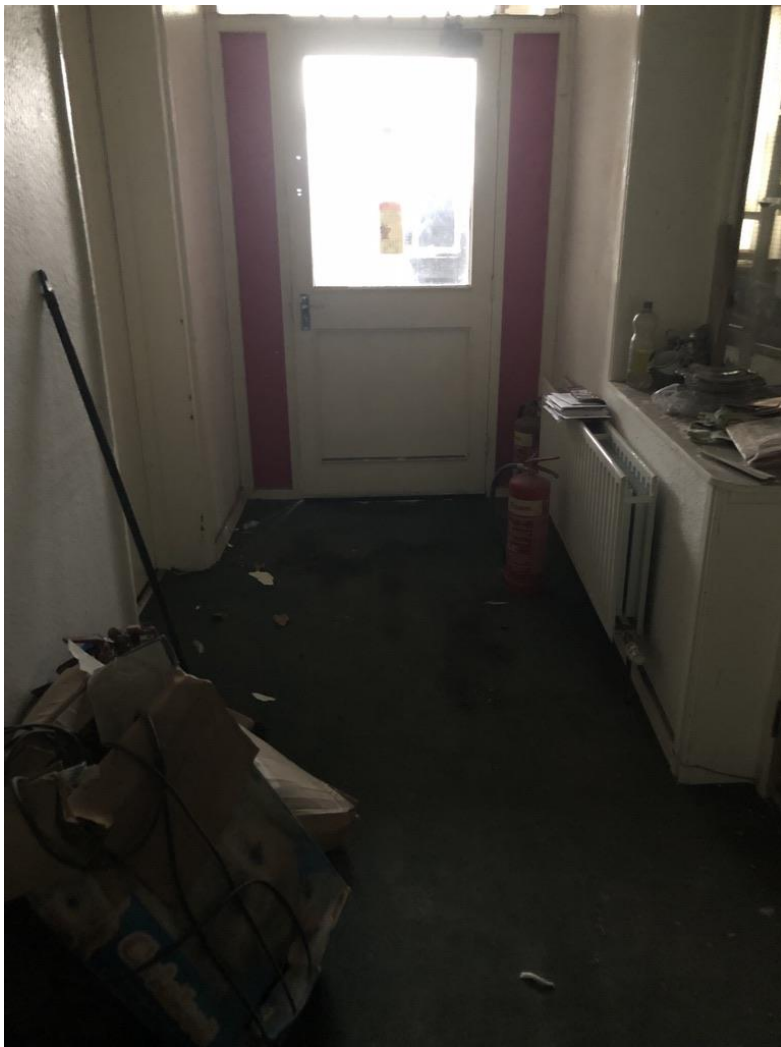


Image 9 - View to front vestibule with modern reception screen on right hand side. Vestibule is to be formed in modern new softwood framework.



Image 10 - Front entrance door to Apartment 1 – original door lining and architraves through solid wall. Door installed is modern Fire door and wired fire glass. The proposal is to remove this door lining and architrave and make good to the plaster work. The condition of the lintol over (assumed timber) will be assessed when the works are opened up



Image 11 - Apartment 3 view across open plan room, installation of bedroom wall to be fitted between the two external windows to frontage . Evidence of former fireplace in central chimney stack – existing timber infill panel to righthand side of door hidden behind plasterboard – Archway to be infilled and finished flush within the apartment. Window to left hand side to be opened up to form window to new bathroom



Image 12 – View internally in Apartment 3 to gable wall with fire place centrally between windows. Current fireplace and surround to be retained in situ -see image 13



Image 13 – detail of existing fireplace, historic to the building but post dates the original building



Image 14 – Reverse view of Image 11 across the first floor room. Original timber beams have been strengthened with steel work by previous owner



Image 15 - Original arched former on first floor dividing rooms. Note the location of the modern plasterboard stud wall approx 800mm across opening. Previously subdivision created unnatural room division. The new proposal sees inclusion of the whole arch form within the apartment and will be visible within the dressing area of Apartment 4.



Image 16 – Fireplace to be retained in Apartment 4



Image 17 – First floor view of staircase, right hand staircase rising to second floor. New staircase lobby re-instated to allow for continuity of 'protected stairwell' to the entrance door.



Image 18 - View of roof space to rear Party Wall showing white washed walls prior to the installation of modern dry lining. Roof in areas has been re-felted with traditional 1F felt

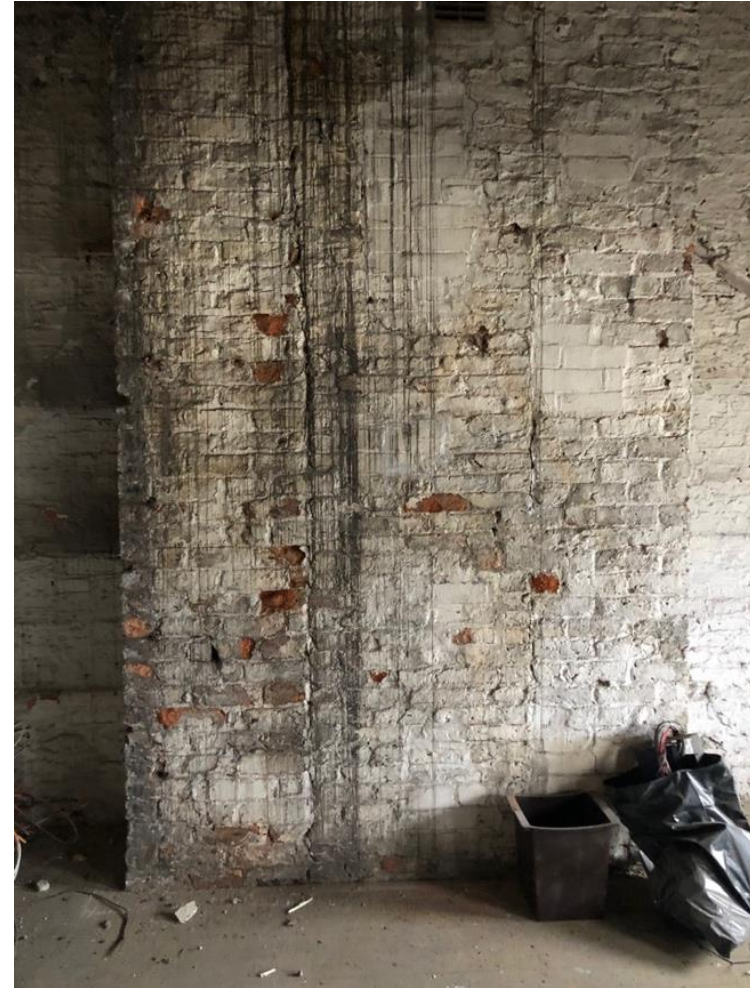


Image 19 - Evidence of staining to the Party Wall chimney stack on the party wall indicating failing in the roof covering or flashing at the abutment, failure assumed to be historic.



Image 20 - View to attic through existing trusses. Note additional steel strengthening added to trusses and rafter legs installed by previous owner



Image 21 – Additional steel strengthening added to trusses and rafter legs installed by previous owner – part replacement roof rafters to rear pitch of roof. The proposal is to insert a mezzanine floor level within this roof zone to provide a bathroom and study to Apartment 5. The works will not require any alteration to the trusses and allow them to be exposed within the finished building rather than hidden behind suspended ceilings. The new staircases are designed to fitted between trusses. New rooflights are fitted between the existing purlin positions



Image 22 - View of existing kitchenette to second floor, joist pockets indicate position of original timber ceiling joists – these had been removed by previous owner to install suspended ceiling throughout second floor.



Image 23 - View from existing second floor landing with views directly through the building to the front elevation. Modern stair lift frame work fitted to right hand side of stair to be removed. No finish to existing stairwell walls currently painted brickwork