

2 Swinbourne, Withington

Photographic schedule - House 1st floor

Room description

Ground Floor

Office 2

Office area with bay window and high decorative ceiling. There are no signs of damage in the room other than. On window 10 the exterior of the window is almost completely covered in Ivy. The ivy has begun to enter the room through the extraction fan, which has been retrofitted to the window. There are two windows in the room numbered 10 and 11. Windows 10 is a wooden sash construction and window 11 is a wooden frame, which opens at the top, however this has security bars on the outside. The frames themselves appear to be in reasonable condition however but may require repainting. The room also contains an air-conditioning unit.

Please see photos: 1-6

Photograph schedule

1



2



3



4



5



6



Work Area 2

This is a large office space at the back of the house with a varied ceiling height. This room connects to the stairs shown in image 9. The window in this room is number 12 and it is a wooden framed window, which opens out at the top. The window appears to be in good condition and has security bars on the exterior. The carpet in the room is showing signs of wear and the room also has an air-con unit.

Please see photos: 7-12

7



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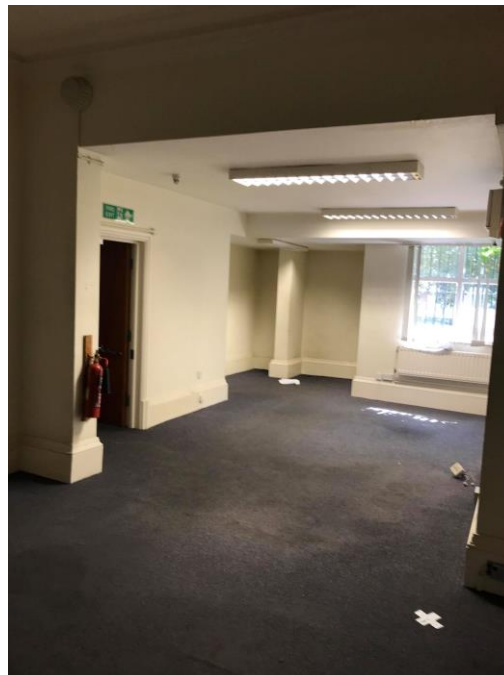
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11



12



Office 1

Is a similar room to office 2 with a bay window and similar high decorative ceiling. The door at the back of the room has been blocked out. There is an air-con unit in the room. The window is number 9 and is in good condition on the inside.

Please see photos: 13-15

13

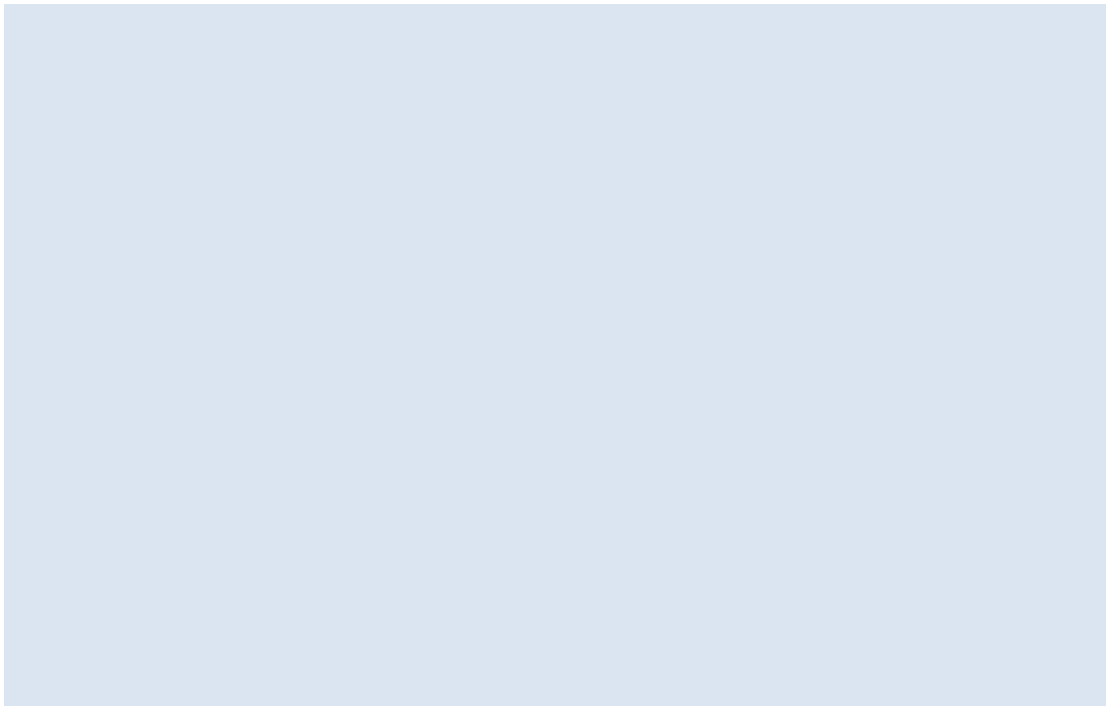


14



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Entrance Hallway

The entrance hallway again has a high ceiling with decorative details. The hallway leads to office 1 & 2, the back workspace and the basement. The wooden staircase curves back on its self and is in good condition:

Please see photos: 16 - 19

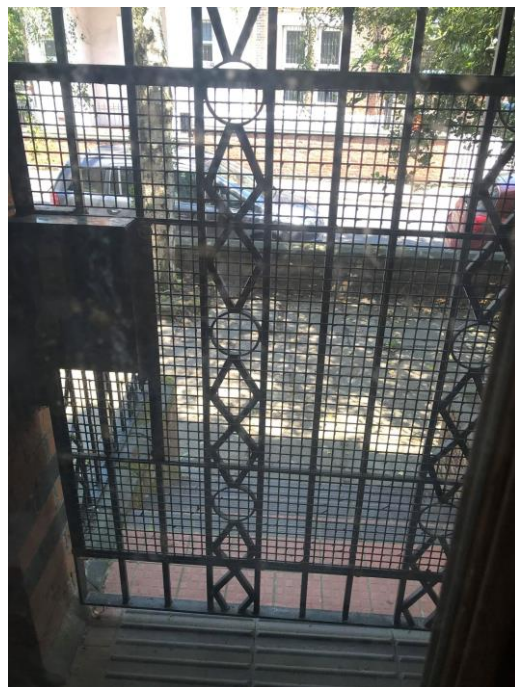
16



17



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19



Basement

20

Basement staircase

The basement staircase shows signs of heavy use but no obvious items of significant disrepair. There are also signs of damp on the walls.

Please see photos: 20 - 21



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22

Basement Store room

The storeroom is the area where the electric services enter the building. Much of the paint in the room was

peeling off and there damp
throughout the walls in this room.

Please see photos: 22 - 25



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Basement Hallway

The hallway is showing significant signs of damp and mold, which will need addressing.

Please see photos: 26 -29

26



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29



Basement store 2

This store is at the back of the house. Much of the area is restricted by the supporting structures for the house above. There were some signs of damp but much less severe than other areas in the basement.

Please see photos: 30 - 32

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Basement store 3

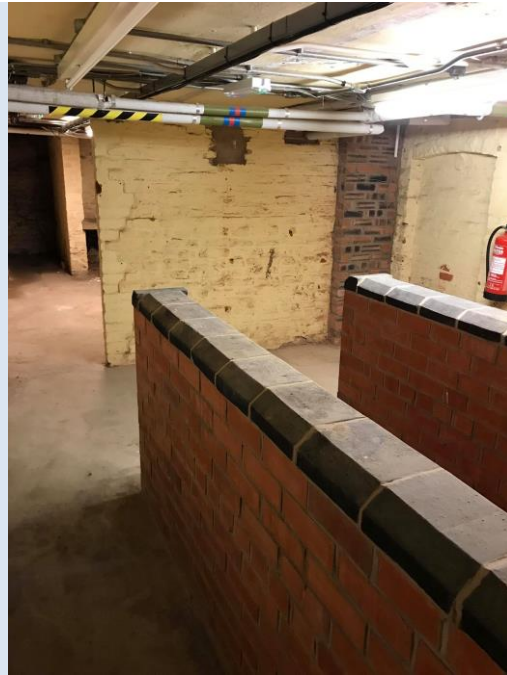
This basement store is in a similar condition to store 2, however much of this room is taken up by the staircase, which connects this basement to the basement of the bank.

Please see photos: 33 - 35

33



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35



Basement Store 4

This store is at the front of the house and is underneath office 2. The room is significantly damp and, which appears to be affecting the brickwork. The room also has considerable signs of mold. The lights in the room were also not working when inspected

Please see photos: 36 - 40

36



37



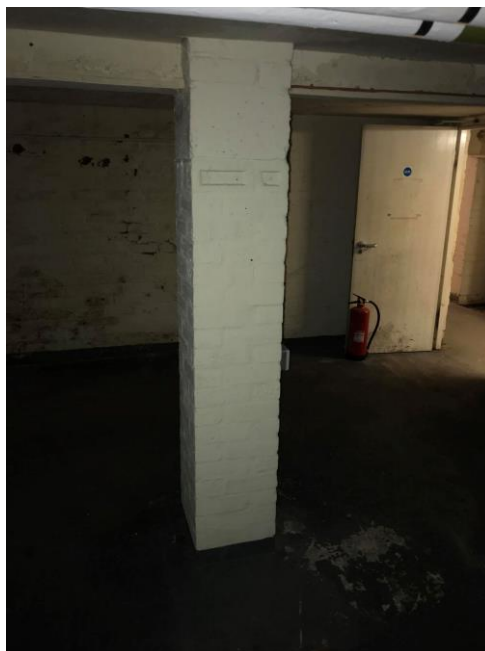
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1st floor

1st floor hallway

The hallway on the first floor is split over two levels. At the front on the higher level the hallway is taken up by the staircase that curves through it.

The lower level at the back service both men's and women's toilets, the machine room and staff room.

The entire hallway appeared to be in good condition with no noticeable defects.

Please see photos: 41 - 44

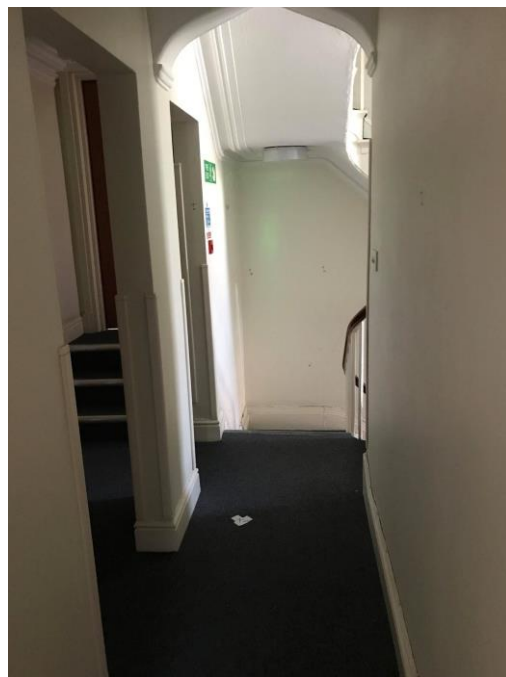
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First floor office 1

The office has clearly had large shelving units removed, these units were sat on a raised platform. It is not clear what the raised platform is for. There is an air conditioning unit in the room. The window in the room is numbered 15 and is a wooden sash construction, it appeared to be in good condition upon inspection but did have some ivy on it externally.

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First floor office 1

This office has a large bay window numbered 13 at the front. The room its self was in good condition with no obvious defects. There is an air-con unit in the room

The window itself is a wooden sash construction and is in a good condition internally but there are visible signs of flaking paint on the exterior

Please see photos: 49 - 54

49



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Men's Toilet

The men's toilet was in a reasonable condition with no significant defects. The window at the back is numbered 16 was a wooden frame, which appeared to be in good condition. It also has security bars externally.

Please see photo: 54

54



Women's toilet

The women's toilet is similar to the men's toilet but has a larger window at its side, which is a wooden sash window with security bars externally. The window numbered 17 appeared to be in good condition.

Please see photos: 55 - 56

55



56



The Machine room

The machine room is a small room at the back of the house, which formally housed the banks server. There were a significant number of wires leading into the room as a result. The window, numbered 18 in the room was a wooden construction with secondary inner glazing. it appeared to be in a good condition but had ivy growing up it externally.

Please see photos: 57 - 60

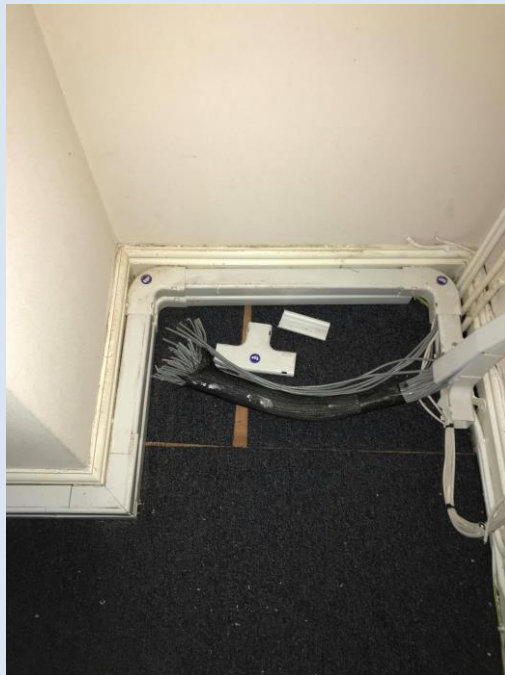
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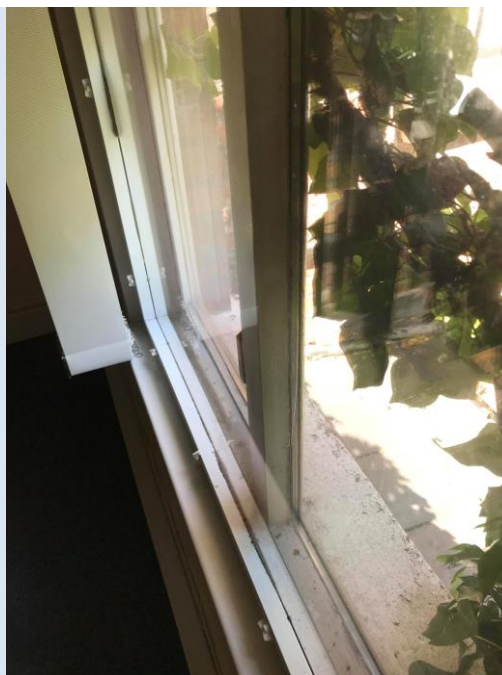
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1st floor staffroom

The staff room is a large room with higher ceiling than found elsewhere on the first floor. It has a small kitchen area which was worn but all appeared to be operational. The window numbered 19 is very large and has security bars internally. The window looks to have been refitted but is in good condition internally but externally the paint is flaking.

Please see photos: 61 - 65

61



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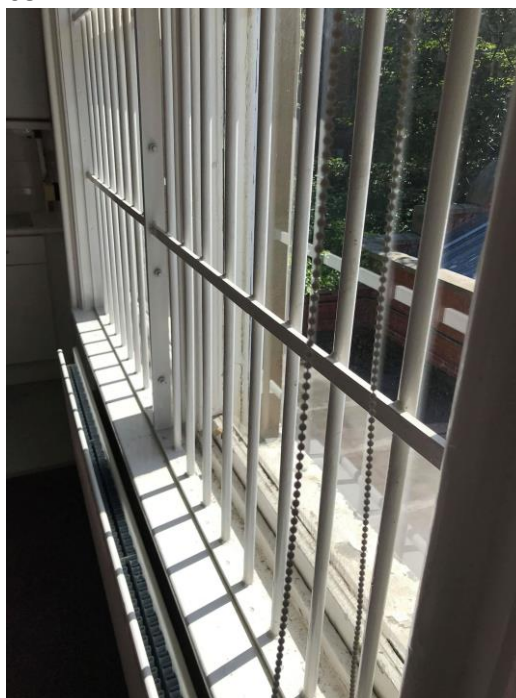
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Second floor Hallway

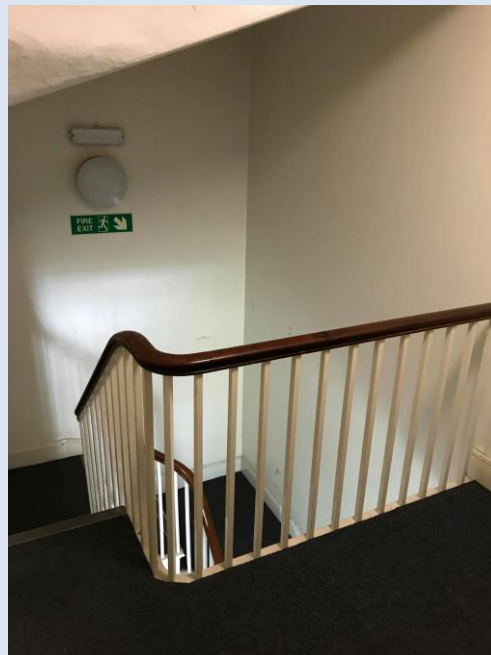
The second floor leads to all four second floor offices. It is cut into by the roof structure but there were no obvious signs of damage upon inspection.

Please see photos: 66 - 67

66



67



Second floor meeting room

The room on inspection had no clear signs of any damage. The roof structure cut significantly into the workspace and the beam supporting the roof cut most of the light out from the small single dormer window. The window is numbered 19 and is a metal frame which is in good condition, however the window has had an extractor fan retrofitted.

Please see photos: 68 - 70

68



69



70



Second floor training room

This room is arranged perpendicularly to the meeting room in the roof space. The room has a window, numbered 20, again with an extractor fan installed meaning it will no longer open. The window is wooden framed and externally the paint is flaking. In one corner of the room a hip joint in the roof significantly cuts into the space. There is an air conditioning unit in the room.

Please see photos: 71 - 75

71



72



73



74



75



Second floor office one

There are a pair of two offices at the back of the building on the second floor that are at a lower height than the second floor meeting room. The rooms are in good condition except for the ivy working its way in through the window. The windows in this back office area numbered 20 & 21 and are a wooden construction. The windows both have security bars internally and are in good condition apart from the ivy externally on 20 and an area of peeling paint on the sill of 21. There were no noticeable defects in the offices, which are separated by height and a glass partition.

There is no air-con in these offices.

Please see photos: 76 - 83

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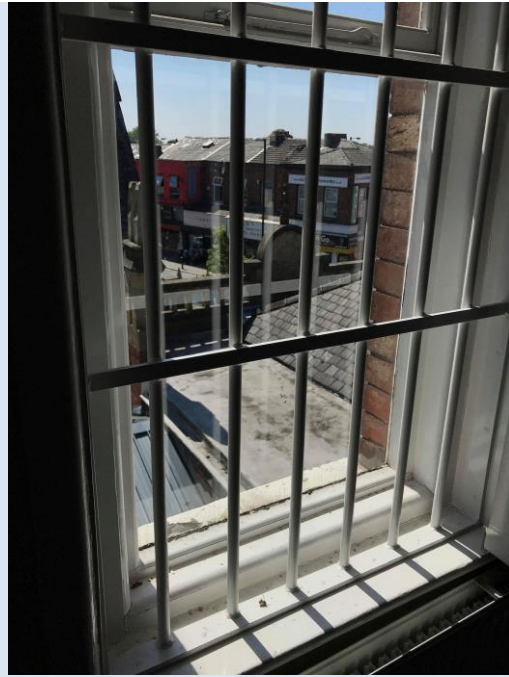
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82



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