Quinn Architects

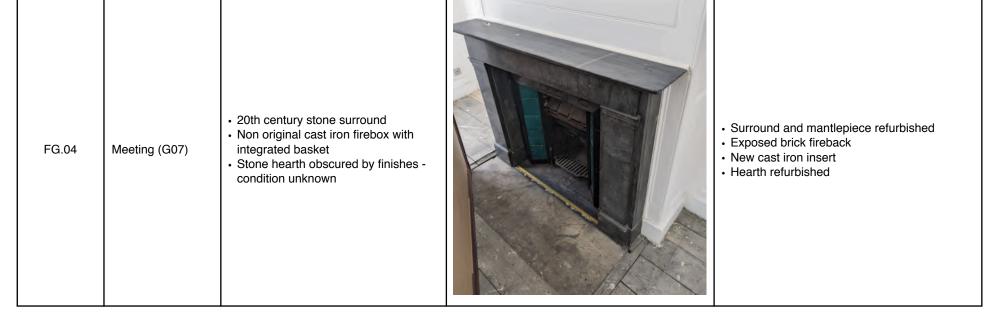
Project 9 Bedford Row

Code QA220

Date 28th July 2023

Revision	Issue Date	Issued for
A	28/07/2023	Planning

	i	1	1	1
Code	Location	Existing Condition	Photo	Proposed Condition
			Basement	
FB.01	Meeting (B06)	 Plain faced large format surround - potentially stone. Appears to be correct period. Non original metal insert Hearth obscured by finishes - condition unknown 		 Surround and mantlepiece refurbished New cast iron insert Hearth refurbished
			Ground Floor	
FG.01	Meeting (G02)	 Non-original stone surround and interior Hearth obscured by finishes - condition unknown 		 Surround and mantlepiece refurbished Exposed brick fireback New cast iron insert Hearth refurbished
FG.02	Meeting (G04)	 Stone regency style surround (too late for period of house) Non original cast iron firebox with integrated basket Hearth obscured by finishes - condition unknown 		 Surround and mantlepiece refurbished Exposed brick fireback New cast iron insert Hearth refurbished
FG.03	Meeting (G05)	 Plain faced surround with moulded mantlepiece - potentially stone Non original cast iron insert Hearth obscured by finishes - condition unknown 		 Surround and mantlepiece refurbished Exposed brick fireback New cast iron insert Hearth refurbished



A903 Window Schedule Revision A

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Project 9 Bedford Row

Code QA220

Date 28th July 2023

Code	Location	Existing Condition	Photo	Proposed Condition
			First Floor	•
F01.01	Office (101)	 Non original stone surround Non original cast iron firebox with integrated basket Hearth obscured by finishes - condition unknown 		 Surround and mantlepiece refurbished Exposed brick fireback New cast iron insert Hearth refurbished
F01.02	Office (103)	 Stone regency style surround (too late for period of house) Non original cast iron firebox with integrated basket Hearth obscured by finishes - condition unknown 		 Surround and mantlepiece refurbished Exposed brick fireback New cast iron insert Hearth refurbished
F01.03	Office (104)	 Original stone surround and mantlepiece Non original cast iron firebox with integrated basket Hearth obscured by finishes - condition unknown 		 Surround and mantlepiece refurbished Exposed brick fireback New cast iron insert Hearth refurbished
	1		Second Floor	
F02.01	Office (205)	 Non original mantlepiece moulding Non original stone surround Non original cast iron firebox with integrated basket Hearth obscured by finishes - 		 Surround and mantlepiece refurbished Exposed brick fireback New cast iron insert Hearth refurbished



A903 Window Schedule Revision A

Project 9 Bedford Row

Code QA220

Date 28th July 2023

Code	Location	Existing Condition	Photo	Proposed Condition
F02.02	Office (207)	 Non original mantlepiece moulding Stone surround appears to be original Non original cast iron firebox with integrated basket Hearth obscured by finishes - condition unknown 		 Surround and mantlepiece refurbished Exposed brick fireback New cast iron insert Hearth refurbished
F02.03	Office (208)	 Plain faced surround with moulded mantlepiece - potentially stone Non original cast iron insert Hearth obscured by finishes - condition unknown 		 Surround and mantlepiece refurbished Exposed brick fireback New cast iron insert Hearth refurbished
F02.04	Office (203)	 Plain faced surround, painted - potentially stone. Appears correct for the period. Non original cast iron insert Hearth obscured by finishes - condition unknown 		 Surround and mantlepiece refurbished Exposed brick fireback New cast iron insert Hearth refurbished



Project 9 Bedford Row

Code QA220

Date 28th July 2023

Code	Location	Existing Condition	Photo	Proposed Condition
			Third Floor	
F03.01	Office (305)	 Non original stone surround, painted Non original firebox with integrated basket Hearth obscured by finishes - condition unknown 		 Surround and mantlepiece refurbished Exposed brick fireback New cast iron insert Hearth refurbished
F03.02	Office (306)	 Non original stone surround, painted Non original firebox with integrated basket Hearth obscured by finishes - condition unknown 		 Surround and mantlepiece refurbished Exposed brick fireback New cast iron insert Hearth refurbished
F03.03	Office (304)	Non original surround, painted Interior blocked		 Surround and mantlepiece refurbished Exposed brick fireback New cast iron insert Hearth refurbished

