



Project 9 Bedford Row

Code QA220

Date 28th July 2023



Revision	Issue Date	Issued for
A	28/07/2023	Draft Issue to consultants

Code	Location	Existing Condition	Photo	Proposed Condition
Basement				
WB.01	Bedford Row	Meeting (B06) <ul style="list-style-type: none">Existing 6 over 6 timber sash windowSecurity bars in front of window on exterior faceSide hung foldable internal shutters		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecorated
WB.02		Meeting (B06) <ul style="list-style-type: none">Existing 6 over 6 timber sash windowSecurity bars in front of window on exterior faceSide hung foldable internal shutters		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecorated
WB.03		Store (B07) <ul style="list-style-type: none">None	<ul style="list-style-type: none">N/A	<ul style="list-style-type: none">New 6 over 6 timber sash window with details to match existingDouble glazed
WB.04		Laundry (B06) <ul style="list-style-type: none">None	<ul style="list-style-type: none">N/A	<ul style="list-style-type: none">New 6 over 6 timber sash window with details to match existingDouble glazed
WB.05		Gym (B10) <ul style="list-style-type: none">None	<ul style="list-style-type: none">N/A	<ul style="list-style-type: none">New 6 over 6 timber sash window with details to match existingDouble glazed

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Ground Floor				
WG.01	Meeting (G02)	<ul style="list-style-type: none">Existing 4 over 4 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operable
WG.02	Meeting (G02)	<ul style="list-style-type: none">Existing 4 over 4 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operable

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WG.03		Meeting (G07)	<ul style="list-style-type: none">Existing 6 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operable
WG.04		Meeting (G07)	<ul style="list-style-type: none">Existing 6 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operable

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WG.05	Bedford Row	Meeting (G04)	<ul style="list-style-type: none">Existing 9 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operable
WG.06		Hall (G06)	<ul style="list-style-type: none">Existing 2 over 2 timber sash windowSecurity bars in front of window on internal face		<ul style="list-style-type: none">Sashes and sash box retained and refurbished to become operableSills to be repaired locally where necessarySashes to be sanded back and redecorated
WG.07		Hall (G06)	<ul style="list-style-type: none">Existing 6 pane fixed window		<ul style="list-style-type: none">New timber sash window to match existing detailsSill height lowered to match windows on adjacent walls

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Code	Location		Existing Condition	Photo	Proposed Condition
WG.08		Hall (G09)	<ul style="list-style-type: none">Existing 2 over 2 timber sash windowSecurity bars in front of window on external face		<ul style="list-style-type: none">New timber sash window to match existing detailsSill height lowered to match windows on adjacent lightwell walls
WG.09		Meeting (G05)	<ul style="list-style-type: none">Existing 9 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operable

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Code	Location		Existing Condition	Photo	Proposed Condition
WG.10		WC (G08)	<ul style="list-style-type: none">Existing 1 over 1 timber sash window		<ul style="list-style-type: none">Window omitted
WG.11		Stairhall (G10)	<ul style="list-style-type: none">Existing 1 over 1 timber sash window		<ul style="list-style-type: none">Omitted
WG.12		Entrance (G11)	<ul style="list-style-type: none">Existing 1 over 1 timber sash window		<ul style="list-style-type: none">Omitted

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WG.13	Jockey's Fields	Entrance (G11)	<ul style="list-style-type: none">Existing 1 over 1 timber sash window		<ul style="list-style-type: none">Omitted
WG.14		Office (G15)	<ul style="list-style-type: none">Existing non original 2 over 2 timber sash windowSide hung foldable internal shutters		<ul style="list-style-type: none">Omitted
WG.15		Office (G15)	<ul style="list-style-type: none">Existing non original 2 over 2 timber sash window		<ul style="list-style-type: none">Omitted

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Code	Location		Existing Condition	Photo	Proposed Condition
WG.16		Office (G19)	<ul style="list-style-type: none">Existing non original 6 over 6 timber sash windowSecurity bars in front of window on exterior face		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecorated
WG.17		Office (G19)	<ul style="list-style-type: none">Existing non original 6 over 6 timber sash window		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecorated
WG.18	Bedford Row	Kitchen (G07)	<ul style="list-style-type: none">None	<ul style="list-style-type: none">N/A	<ul style="list-style-type: none">New 9 over 6 timber sash window with details to match existing
RG.01	Bedford Row	Central Lightwell	<ul style="list-style-type: none">Existing metal rooflight above basement		<ul style="list-style-type: none">Rooflight omitted

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RG.02	Bedford Row	Courtyard	<ul style="list-style-type: none">Existing metal rooflight above basement		<ul style="list-style-type: none">Rooflight omitted
First Floor					
W01.01		Office (101)	<ul style="list-style-type: none">Existing 9 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operable
W01.02		Office (101)	<ul style="list-style-type: none">Existing 9 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operable

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W01.03	Bedford Row	Office (101)	<ul style="list-style-type: none">Existing 9 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operable
W01.04		Office (105)	<ul style="list-style-type: none">Existing 9 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operable

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W01.05		Office (105)	<ul style="list-style-type: none">Existing 9 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operable
W01.06		Office (103)	<ul style="list-style-type: none">Existing 9 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operable

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Code	Location		Existing Condition	Photo	Proposed Condition
W01.07		Stairhall (104)	<ul style="list-style-type: none">Existing 12 over 9 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecorated
W01.08		Office (114)	<ul style="list-style-type: none">Existing 1 over 1 sash window		<ul style="list-style-type: none">Omitted
W01.09		Office (114)	<ul style="list-style-type: none">Existing 1 over 1 sash window		<ul style="list-style-type: none">Omitted

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W01.10	Jockey's Fields	Office (110)	<ul style="list-style-type: none">Existing non original 2 over 2 timber sash window		<ul style="list-style-type: none">Existing window stripped outNew metal casement window
W01.11		Office (110)	<ul style="list-style-type: none">Existing non original 2 over 2 timber sash window		<ul style="list-style-type: none">Existing window stripped outNew metal casement window
W01.12		Office (109)	<ul style="list-style-type: none">Existing non original 6 over 6 timber sash window		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedNew ironmongery

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Code	Location		Existing Condition	Photo	Proposed Condition
W01.13		Office (108)	<ul style="list-style-type: none">Existing non original 6 over 6 timber sash window		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedNew ironmongery
W01.14		Office (107)	<ul style="list-style-type: none">Existing non original 6 over 6 timber sash window		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedNew ironmongery
W01.14		Studio (110)	<ul style="list-style-type: none">None	<ul style="list-style-type: none">N/A	<ul style="list-style-type: none">New metal casement window
R01.01	Bedford	Above link	<ul style="list-style-type: none">Existing rooflight over modern link		<ul style="list-style-type: none">Omitted
R01.02		Above link	<ul style="list-style-type: none">Existing rooflight over modern link		<ul style="list-style-type: none">Omitted

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R01.03	Row	Above link	<ul style="list-style-type: none">Existing rooflight over modern link		<ul style="list-style-type: none">Omitted
R01.04		Above link	<ul style="list-style-type: none">Existing rooflight over modern link		<ul style="list-style-type: none">Omitted
R01.05		Above Kitchen	<ul style="list-style-type: none">N/A	<ul style="list-style-type: none">N/A	<ul style="list-style-type: none">Aluminium profile roof light with double glazed panels
Second Floor					
W02.01		Office (203)	<ul style="list-style-type: none">Existing 6 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operableNew ironmongery

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Code	Location		Existing Condition	Photo	Proposed Condition
W02.02		Office (204)	<ul style="list-style-type: none">Existing 6 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operableNew ironmongery
W02.03		Office (205)	<ul style="list-style-type: none">Existing 6 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operableNew ironmongery

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Code	Location		Existing Condition	Photo	Proposed Condition
W02.04	Bedford Row	Office (208)	<ul style="list-style-type: none">Existing 6 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedFoldable internal shutters to be made operableNew ironmongery
W02.05		Office (208)	<ul style="list-style-type: none">Existing 6 over 6 timber sash window		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedNew ironmongery

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Code	Location		Existing Condition	Photo	Proposed Condition
W02.06		Office (207)	<ul style="list-style-type: none">Existing 6 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedInternal shutters refurbished to be made operableNew ironmongery
W02.07		Office (206)	<ul style="list-style-type: none">Existing 6 over 6 timber sash windowSide hung foldable internal shutters sealed open		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedInternal shutters refurbished to be made operableNew ironmongery

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Code	Location		Existing Condition	Photo	Proposed Condition
W02.08		Office (213)	<ul style="list-style-type: none">Existing 1 over 1 timber sash window		<ul style="list-style-type: none">Existing non original window stripped outNew metal window
W02.09		Office (213)	<ul style="list-style-type: none">Existing 1 over 1 timber sash window		<ul style="list-style-type: none">Existing non original window stripped outNew metal window
W02.10		Office (212)	<ul style="list-style-type: none">Existing 1 over 1 timber sash window		<ul style="list-style-type: none">Existing non original window stripped outNew metal window

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Code	Location		Existing Condition	Photo	Proposed Condition
W02.11	Jockey's Fields	Office (211)	<ul style="list-style-type: none">Existing 1 over 1 timber sash window		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedNew ironmongery
W02.12		Office (210)	<ul style="list-style-type: none">Existing 1 over 1 timber sash window		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedNew ironmongery
W02.13		Office (210)	<ul style="list-style-type: none">Existing 1 over 1 timber sash window		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedNew ironmongery

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Third Floor				
W03.01	Office (304)	<ul style="list-style-type: none">Existing 6 over 6 timber sash window		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedNew ironmongery
W03.02		<ul style="list-style-type: none">Existing 6 over 6 timber sash window		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedNew ironmongery
W03.03		<ul style="list-style-type: none">Existing 6 over 6 timber sash window		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedNew ironmongery

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Code	Location		Existing Condition	Photo	Proposed Condition
W03.04	Bedford Row	Office (308)	<ul style="list-style-type: none">Existing 6 over 6 timber sash window		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedNew ironmongery
W03.05		Office (306)	<ul style="list-style-type: none">Existing 6 over 6 timber sash window		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedNew ironmongery

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Code	Location		Existing Condition	Photo	Proposed Condition
W03.06		Office (307)	<ul style="list-style-type: none">Existing 6 over 6 timber sash window		<ul style="list-style-type: none">Sashes and sash box retained and refurbishedSills to be repaired locally where necessarySashes to be sanded back and redecoratedNew ironmongery
R03.01	Jockey's Fields	Above stair	<ul style="list-style-type: none">Existing metal openable roof light		<ul style="list-style-type: none">Roof light refurbished
Roof / Loft					
W04.01		Loft	<ul style="list-style-type: none">Existing 6 pane fixed timber window		<ul style="list-style-type: none">Window frame retained and refurbishedSills to be repaired locally where necessary

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W04.02	Bedford Row	Loft	<ul style="list-style-type: none">Existing 6 pane fixed timber window		<ul style="list-style-type: none">Window frame retained and refurbishedSills to be repaired locally where necessary
W04.03		Loft	<ul style="list-style-type: none">Existing 6 pane fixed timber window		<ul style="list-style-type: none">Window frame retained and refurbishedSills to be repaired locally where necessary
W04.04		Loft	<ul style="list-style-type: none">Existing 6 pane fixed timber window		<ul style="list-style-type: none">Window frame retained and refurbishedSills to be repaired locally where necessary

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R04.01		Above stair	<ul style="list-style-type: none">Existing single pane fixed roof light		<ul style="list-style-type: none">Roof light retained and refurbished
R04.02		Above stair	<ul style="list-style-type: none">Existing single pane fixed roof light		<ul style="list-style-type: none">Roof light retained and refurbished