

REVISION	DATE	REASON
PR1	30.06.23	REVIEW
PR2	06.10.23	PLANNING ISSUE




Amended Items in Yellow




638 - 28 CHALCOT SQUARE


SH-08 Existing Decorative Mouldings Schedule

NOTE: CLIENT TO REVIEW AND APPROVE ALL FINISHES

EXISTING DECORATIVE MOULDINGS				
Ref	Description	Proposal	Visual	Notes
<p>NOTE:</p> <p>1. Existing mouldings to be made good where retained and repainted as per schedule</p> <p>2. Ref. skirting & coving plan for proposed layouts</p>				
LOWER GROUND				
	Skirting & architraves	<p>Lower ground floor door architraves & skirting consist of a small square edge strip of painted timber</p> <p>They do not appear to be original and so are proposed to be replaced as per proposed decorative mouldings schedule</p>		
GROUND FLOOR				
	Hallway architraves & skirting	<p>Architraves may be an original feature and so should be retained, made good & painted</p> <p>The hallway skirting has a simple square edge profile which may not be original but should be retained, made good & painted</p>		
	Dining room / kitchen skirting & architraves	<p>Skirting & architraves may be an original feature and so should be retained, made good & painted</p>		


	<p>Dining room / kitchen decorative coving</p>	<p>Existing coving may be an original feature and so should be retained, made good & painted</p>		
	<p>Decorative mouldings to GF entrance hallway ceiling</p>	<p>Mouldings may be an original feature and so should be retained, made good & painted</p>		
<p>FIRST FLOOR</p>				
	<p>Living room ceiling rose</p>	<p>Existing ceiling rose may be an original feature and so should be retained, made good & painted</p>		


	<p>Living room decorative coving</p>	<p>Existing coving may be an original feature and so should be retained, made good & painted</p>		
	<p>Living room skirting & architraves</p>	<p>Skirting & architraves may be an original feature and so should be retained, made good & painted</p>		
	<p>Window architraves</p>	<p>Window architraves may be an original feature and so should be retained, made good & painted New skirting to match existing may be required beneath window where M&E kit is currently mounted</p>		

	<p>First floor study skirting</p>	<p>The skirting consists of a small square edge strip of painted timber</p> <p>They do not appear to be original and so are proposed to be replaced as per proposed decorative mouldings schedule - ref. skirting / coving layouts</p>		
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SECOND & THIRD FLOOR

	<p>Second floor architraves to window in main bedroom</p>	<p>Architraves and panelling beneath window may be an original feature and so should be retained, made good & painted</p> <p>The adjacent skirting consists of a small square edge strip of painted timber which does not appear to be original and so should be replaced - ref. skirting / coving layouts</p>		
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	<p>2nd & 3rd floor door architraves & skirting consist of a small square edge strip of painted timber</p>	<p>2nd & 3rd floor door architraves & skirting consist of a small square edge strip of painted timber</p> <p>They do not appear to be original and so are proposed to be replaced as per proposed decorative mouldings schedule - ref. skirting / coving layouts</p>		
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EXISTING INTERNAL STAIRS				
Ref	Description	Proposal	Visual	Notes
<p>NOTE:</p> <p>1. Existing internal staircase to be made good and repaired where necessary, to be repainted as per schedule</p> <p>2. Existing carpet to be removed and replaced for stair runner as per finishes schedule</p>				
LOWER GROUND				
	Staircase view from entrance level			
	Staircase view from entrance level			

	<p>Landing between GF & 1F</p>			
	<p>View from landing between GF & 1F</p>			

	<p>Stair turn between 1F & 2F</p>			
	<p>Stair turn between 1F & 2F</p>			

View from stair turn
between 2F & 3F



EXISTING FIREPLACES				
Ref	Location	Proposal	Visual	Notes
NOTE: 1. Contractor to allow for existing chimney to be swept				
LOWER GROUND FLOOR				
	Lower ground front room	Presumed location of previous fireplace no longer in place - to remain as is		
GROUND FLOOR				
	Ground floor dining room	Existing fireplace does not appear to be original and hence proposed to be replaced as per proposed decorative mouldings schedule		
FIRST FLOOR				
	First floor fireplace	Existing fireplace surround does not appear to be original and hence proposed to be replaced as per proposed decorative mouldings schedule Existing internal hob grate has been highlighted by the LPA as potentially original and so must remain in place		
SECOND FLOOR				
	Second floor front bedroom	Presumed location of previous fireplace no longer in place - to remain as is	