



SCHEDULE OF EXISTING FEATURES & RELATED WORKS
June 2012

27 FREDERICK STREET, LONDON WC1X 0NF

27B BEDSIT FLAT (1ST FLOOR)

Notes.

- *Statements that features are original or non original are based on assumptions*
- *Where no work is specified to an original feature it is to be retained and repaired*
- *'Sash window' means sashes & box frame*

Flat entrance:

Original panelled door but flush internally with raised mouldings. Door to be fire upgraded to FD30 fire resistance with Envirograf intumescent paint.

Original cornice (also evident in kitchen but not in bathroom).

Non-original kitchen door and fanlight.

Non-original skirtings except short length on spine wall.

Front room (living room):

Ceiling – original cornice and central rose but ceiling in poor condition with cracking to cornice to flank/front corner.

Walls – full height vertical crack approx. 1.2m from flank/front corner extends onto ceiling.

Windows – original windows and sashes in ok condition. Shutters painted closed.

Fireplace surround probably original but blocked. Scotia mouldings to pilasters broken off. Scotia mouldings to be restored.

Original door from stairs blocked off on communal stair side.

Double doors – original with new architraves. LH side fixed shut (forming part of bathroom partition).

(note: floor joists span party wall to party wall)

Kitchen:

Ceiling – original with cornice (encrusted).

Non-original double doors with single fanlight within original panelled/cased surround; timber cill defective (fungus). Doors and fanlight to be replaced to match existing (but with twin fanlights rather than current double width single fanlight).

Bathroom:

All non-original.

Roof terrace:

Asphalt flat roof terrace with non-original metal balustrading.