



SCHEDULE OF EXISTING FEATURES & RELATED WORKS
July 2012

20 AMPTON STREET, LONDON WC1X 0LX

20B UPPER MAISONETTE (1st & 2nd FLOORS)

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*

GROUND FLOOR

Communal entrance hall:

Original front door

Ceiling – original cornice

Original panelled door to ground floor front room retained in permanent closed position (on hall side of partition).

Individual non-original entrance doors to upper and lower maisonettes.

Non-original dado rail.

Maisonette entrance door:

Non-original located at foot of staircase.

Non-original frog's back handrail and mopstick handrails on brackets – mopsticks to be removed.

Sash window – assumed non-original sashes with stained glass outer border.

Non-original dado rails.

FIRST FLOOR

Front room (living room):

Ceiling – original with cornice with central rose. Ceiling in poor condition with various cracks and leaks from shower room above. Damp and cracks also evident to front corner (where the front corner with no.22 has settled noticeably).

Fireplace surround appears original but blocked with gas fire and raised tiled hearth – fire and hearth to be removed and opening reinstated.

Possible original low level cupboards in chimney breast recesses but shelves and arched walls over are not original – shelves and arches to be removed.

Original panelled door - to be fire upgraded to FD30 fire resistance with Envirograf intumescent paint and door stops replaced to match original (too thick at 25mm).

Original sash windows and shutters (painted shut). LH bottom sash not original nor both sashes to RH window (viewed from inside). RH window head has dropped due to settlement.

Original skirtings and architraves.

Rear room (kitchen/dining room):

Assumed - chimney breast demolished.

LH (former) chimney breast recess ducted riser contains two metal Selkirk 100mm metal flue pipes from lower maisonette. RH (former) chimney breast recess ducted riser contains SVP.

Ceiling – plasterboard. To be upgraded to 1 hour fire resistance if only single layer of plasterboard.

Floor – vinyl sheet.

Original skirtings where visible.

Original panelled door and architraves with flush panel (fireproofing) on room side –
flush panel to be removed and door to be fire upgraded to FD30 fire resistance with Envirograf intumescent paint and door stops replaced to match original (too thick at 25mm).
Original window and spandrel panel but sashes not original.

Staircase/Landing area:

Non-original mopstick handrails to outer walls – to be removed.
Non-original dado rails.
No cornices.
Sash window (1st to 2nd) with non-original bottom sash.
Some vertical cracking at junction of rear wall and staircase partition.

SECOND FLOOR

Assumed through second floor all plaster surfaces are non original (i.e. plasterboard)

Rear room (bedroom):

Assumed - chimney breast demolished.
LH (former) chimney breast recess ducted riser contains two metal Selkirk 100mm metal flue pipes from lower maisonette. RH (former) chimney breast recess ducted riser contains SVP.
Built in wardrobe – to be removed
New flush door
Plain skirtings.
Original sash window with spandrel but architraves not original. Top of bottom sash notched as permanent vent – to be infilled.

Front room (bedroom):

Built in wardrobe – to be removed
Original windows with splayed reveals and spandrel panels with head and cill/spandrel of RH window settled significantly. All sashes non original. Both windows have notches cut out of top of bottom sash as permanent vents – to be infilled.
Floor also drops towards front wall junction with no.22 party wall.

Shower room (originally part of front room):

All non-original.
Wet room with floor drain – leak evident to ceiling below.

Roof:

Not inspected but London valley roof with ceiling access hatches to both roof voids – hatch in landing area is glass with rooflight over.
Assume support for rear chimney stack is provided in roof space.