



SCHEDULE OF EXISTING FEATURES & RELATED WORKS
May 2012

26 FREDERICK STREET, LONDON WC1X 0ND

26B 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*

Entrance hall (26 Frederick Street) first floor:

Hall – formed from part of the original rear room.

Non-original half glazed door, frame and architraves – to be replaced with new solid timber fire door (30mins fire resisting)

Ceiling – plasterboard.

Walls – non-original except for spine partition. All surfaces plasterboard. Non-original skirtings.

Front room (living room):

Ceiling – plasterboard and without mouldings.

Gas fire to chimney breast and louvre vent at high level.

Original skirtings except to chimney breast.

Original window with shutter boxes (painted) and spandrel panel. Sashes appear non-original.

Original panelled door (originally from hall) now serves as door to cylinder cupboard.

Original triple spine doors – RH side fixed as forming part of adjacent bathroom.

Rear room (kitchen):

Ceiling – plasterboard and without mouldings.

Floor – vinyl sheet.

Non-original door opening, flush door, linings and architraves.

Original sash window and spandrel panel (partially obscured by kitchen fittings).

Bathroom (part of original rear room):

All non-original except visible frame and architraves to spine wall opening.

Generally:

Ceilings are non-original – to be replaced with new plasterboard ceilings to provide 1 hour fire protection (unless existing plasterboard is found to have the correct thickness).

All walls covered in woodchip – to be removed.