

Scott Osborn

11 Mecklenburgh Square
London
WC1N 2AD

**Photographic Survey Of Existing Conditions
637/01/50A**



Scott Osborn

Existing Entrance Hall
11 Mecklenburgh Square, London, WC1N 2AD



Existing fireplace, windows, cornices, shutters, doors and framework to remain.

Existing 10mm carpet, 4mm hardboard and 22mm floor boards to be removed.

New flooring: wide plank 18mm engineered flooring, on 4mm electric underfloor heating with self leveling screed, on 3mm cork insulation, on 18mm WBP plywood sheathing, installed over existing joists.

Existing Skirtings to remain.

Lighting type/circuits to remain.

New switch socket outlets.

Decorations throughout - Georgian 16 Heritage to walls, cornices and wood work. Off white tba to ceilings.

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Existing Reception : Proposed Dining Room, Ground Floor
11 Mecklenburgh Square, London, WC1N 2AD

Existing fireplace, windows, cornices, shutters, doors and framework to remain.

Existing marble fire surround retained and concealed behind kitchen joinery.

Existing 10mm carpet, 4mm hardboard and 22mm floor boards to be removed.

New flooring: limestone ceramic floor tiling, on 4mm electric underfloor heating with self leveling screed, on 3mm cork insulation, on 18mm WBP plywood sheathing, installed over existing joists.

Existing Skirtings to remain. Skirtings remain intact where concealed behind kitchen joinery.

Room to be rewired to suit proposed kitchen.

Lighting positions to be altered, positions TBC.

New switch socket outlets.

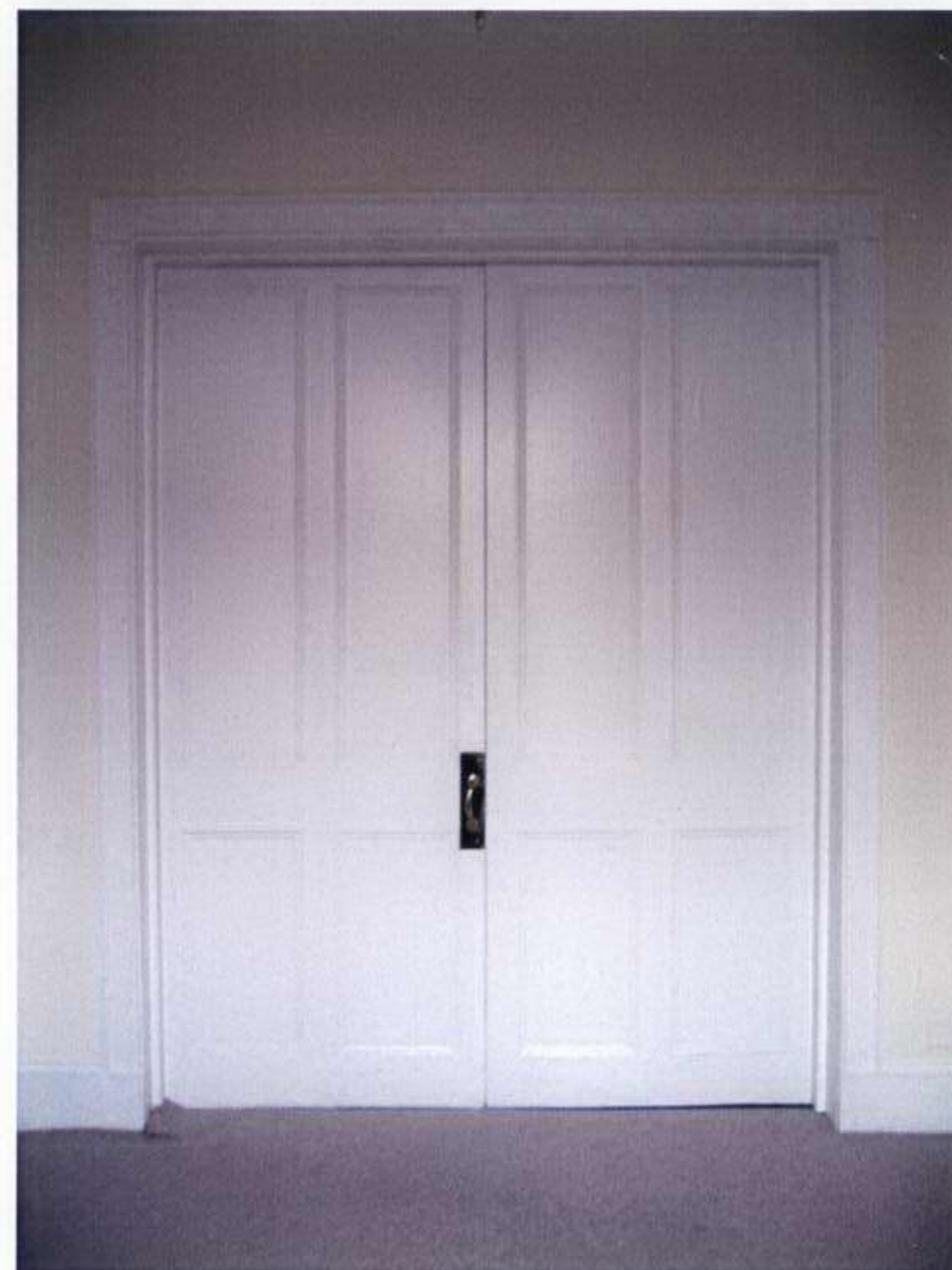
Decorations throughout - Georgian 16 Heritage to walls, cornices and wood work. Off white tba to ceilings.

Kitchen units - Finish tba.

Kitchen worktops - Stone.

Kitchen splashbacks - Stone or glass.

Appliances - Stainless steel.



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Existing Office : Proposed Kitchen, Ground Floor
11 Mecklenburgh Square, London, WC1N 2AD



Existing windows and cornices remain.

Existing vinyl flooring, 4mm hardboard and sheet material substrate to be removed.

Existing door to lobby removed.

New flooring: wide plank 18mm engineered flooring, on 4mm electric underfloor heating with self leveling screed, on 3mm cork insulation, on 18mm WBP plywood sheathing, installed over existing joists.

Wall separating Kitchen and WC to be repositioned to create larger dressing area.

New low voltage lighting.

New switch socket outlets.

Adaptions/new skirtings as necessary.

New glazed door to lobby entrance.

Decorations throughout - Georgian 16 Heritage to walls, cornices and wood work. Off white tba to ceilings.



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Existing Kitchen : Proposed Cloakroom, First Floor
11 Mecklenburgh Square, London, WC1N 2AD



Existing windows, cornices to remain.

Existing 10mm carpet, 4mm hardboard and sheet material substrate to be removed.

New flooring: limestone ceramic floor tiling, on 4mm electric underfloor heating with self leveling screed, on 3mm cork insulation, on 18mm WBP plywood sheathing, installed over existing joists.

New limestone ceramic wall tiles

Wall separating Kitchen and WC to be repositioned to create larger room area.

New low voltage lighting.

New switch socket outlets.

Adaptions/new skirtings as necessary.

Decorations throughout - Georgian 16 Heritage to walls, cornices and wood work. Off white tba to ceilings.

Sanitaryware (Contemporary design).

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Existing WC : Proposed Shower Room, First Floor
11 Mecklenburgh Square, London, WC1N 2AD



Existing fireplace, windows, cornices, shutters, doors and framework to remain.

Existing 10mm carpet, 4mm hardboard and 22mm floor boards to be removed.

New flooring: wide plank 18mm engineered flooring, on 4mm electric underfloor heating with self leveling screed, on 18mm WBP plywood sheathing, installed over existing joists.

Existing Skirtings to remain.

Lighting type/circuits to remain.

New switch socket outlets.

Decorations throughout - Georgian 16 Heritage to walls, cornices and wood work. Off white tba to ceilings.

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Existing Office : Proposed Living Room, First Floor
11 Mecklenburgh Square, London, WC1N 2AD



Existing fireplace, windows, cornices, shutters, doors and framework to remain.

Existing 10mm carpet, 4mm hardboard and 22mm floor boards to be removed.

New flooring: wide plank 18mm engineered flooring, on 4mm electric underfloor heating with self leveling screed, on 18mm WBP plywood sheathing, installed over existing joists.

Existing Skirtings to remain.

Lighting type/circuits to remain.

New switch socket outlets.

Decorations throughout - Georgian 16 Heritage to walls, cornices and wood work. Off white tba to ceilings.

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Existing Office : Proposed Study, First Floor
11 Mecklenburgh Square, London, WC1N 2AD



Existing windows to be reglazed with acid etched translucent single glazed panes within existing timber sash.

Existing cornices altered to accommodate new timber studwork walls installed either side of existing chimney breast. Existing cornices retained behind studwork, matching cornice fixed to new studwork walls.

Existing 10mm carpet, 4mm hardboard and 22mm floor boards to be removed.

New flooring: limestone ceramic floor tiles, on 4mm electric underfloor heating with self leveling screed, on 18mm WBP plywood sheathing, installed over existing joists.

New Limestone ceramic wall tiles.

New tiled wall feature.

New low voltage lighting.

New switch socket outlets.

Adaptions/new skirtings as necessary.

Decorations throughout - Georgian 16 Heritage to walls, cornices and wood work. Off white tba to ceilings.

Sanitaryware (Contemporary design).

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Existing Sitting Room : Proposed Master Bathroom, Second Floor
11 Mecklenburgh Square, London, WC1N 2AD



Existing windows, cornices, doors and framework to remain.

Existing 10mm carpet, 4mm hardboard and 22mm floor boards to be removed.

New flooring: wide plank 18mm engineered flooring, on 4mm electric underfloor heating with self leveling screed, on 18mm WBP plywood sheathing, installed over existing joists.

New low voltage lighting.

New switch socket outlets.

Adaptions/new skirtings as necessary.

Decorations throughout - Georgian 16 Heritage to walls, cornices and wood work. Off white tba to ceilings.



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Existing Living Room : Proposed Master Bedroom, Second Floor
11 Mecklenburgh Square, London, WC1N 2AD



Existing windows, cornices, shutters, doors and framework to remain.

Existing 10mm carpet, 4mm hardboard and 22mm floor boards to be removed.

Wall between Kitchenette and Bathroom 1 to be removed to create master dressing room.

New flooring: wide plank 18mm engineered flooring, on 4mm electric underfloor heating with self leveling screed, on 18mm WBP plywood sheathing, installed over existing joists.

Adaptions/new skirtings as necessary.

New low voltage lighting.

New switch socket outlets.

Decorations throughout - Georgian 16 Heritage to walls, cornices and wood work. Off white tba to ceilings.

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Existing Kitchen & Bathroom 1: Proposed Master Dressing Room, Second Floor
11 Mecklenburgh Square, London, WC1N 2AD



Existing cornices and doors and framework to remain.

Existing 10mm carpet, 4mm hardboard and timber floor boards to be removed.

New flooring: wide plank 18mm engineered flooring, on 4mm electric underfloor heating with self leveling screed, on 18mm WBP plywood sheathing, installed over existing joists.

New low Voltage lighting.

New switch socket outlets.

Adaptions/new skirtings as necessary.

Decorations throughout - Georgian 16 Heritage to walls, cornices and wood work. Off white tba to ceilings.

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Existing Landing : Proposed Landing, Third Floor
11 Mecklenburgh Square, London, WC1N 2AD



Existing windows, cornices and doors and frame-work to remain.

Existing 10mm carpet, 4mm hardboard and chip-board flooring to be removed.

New flooring installed over existing joists: 18mm WBP plywood, 4mm electric underfloor heating with self leveling screed, new limestone ceramic floor tiling.

New flooring: limestone ceramic tile floor, on 4mm electric underfloor heating with self leveling screed, on 18mm WBP plywood sheathing, installed over existing joists.

Limestone ceramic wall tiles.

New low voltage lighting.

New switch socket outlets.

Adaptions/new skirtings as necessary.

Decorations throughout - Georgian 16 Heritage to walls, cornices and wood work. Off white tba to ceilings.

Sanitaryware (Contemporary design).

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Existing Bathroom 2 : Proposed Bathroom, Third Floor
11 Mecklenburgh Square, London, WC1N 2AD



Existing windows, cornices, doors and framework to remain.

Existing 10mm carpet, 4mm hardboard and chip-board flooring to be removed.

New flooring: wide plank 18mm engineered flooring, on 4mm electric underfloor heating with self leveling screed, on 18mm WBP plywood sheathing, installed over existing joists.

New low voltage lighting.

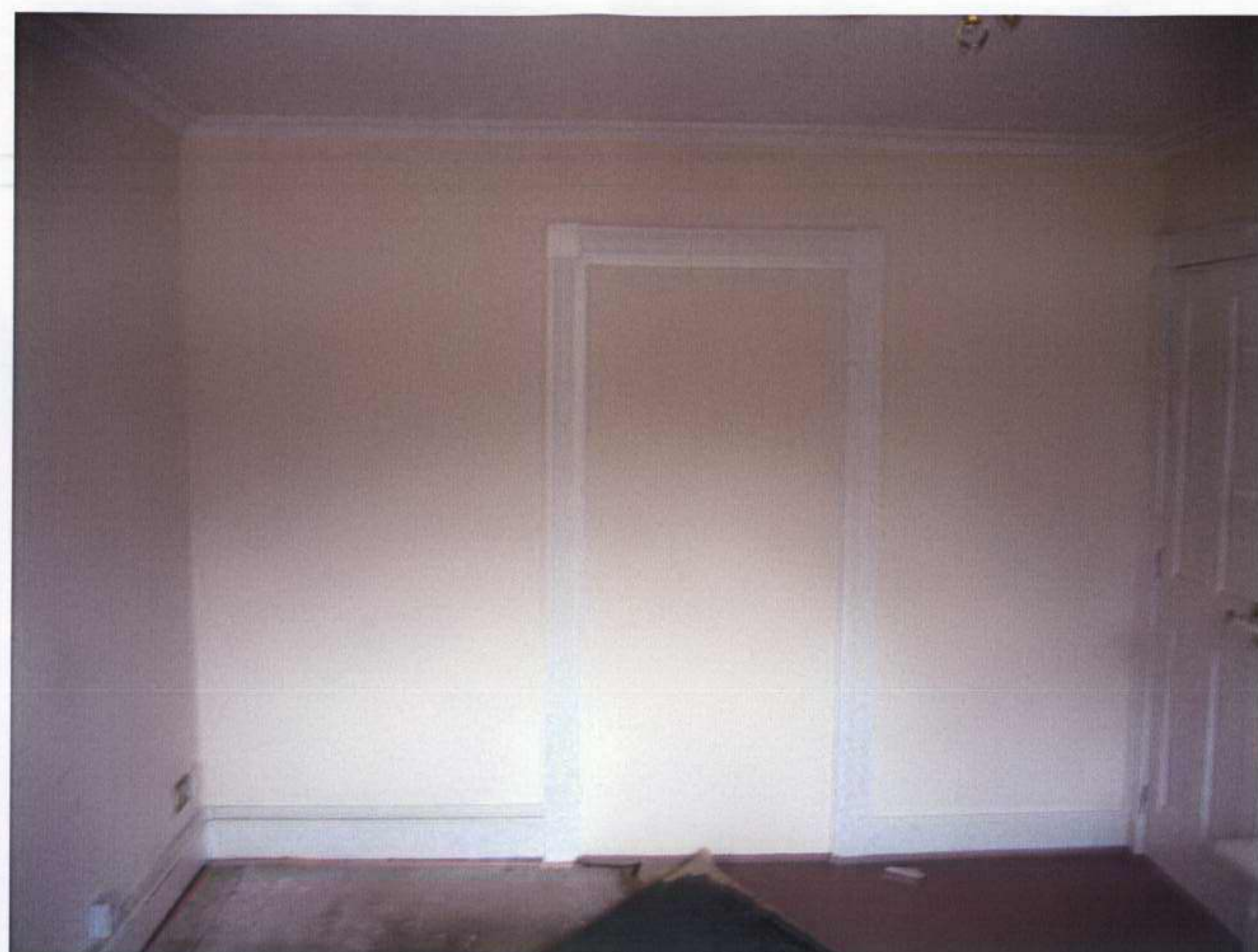
New switch socket outlets.

Adaptions/new skirtings as necessary.

Decorations throughout - Georgian 16 Heritage to walls, cornices and wood work. Off white tba to ceilings.

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Existing Bedroom 3 : Proposed Bedroom 1, Third Floor
11 Mecklenburgh Square, London, WC1N 2AD



Existing windows, cornices, doors and framework to remain.

Existing 10mm carpet, 4mm hardboard and chip-board flooring to be removed.

Filled door and wall to left (as shown in centre image) to be removed to form entrance to proposed dressing room.

New flooring: wide plank 18mm engineered flooring, on 4mm electric underfloor heating with self leveling screed, on 18mm WBP plywood sheathing, installed over existing joists.

New low voltage lighting.

New switch socket outlets.

Adaptions/new skirtings as necessary.

Decorations throughout - Georgian 16 Heritage to walls, cornices and wood work. Off white tba to ceilings.

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Existing Bedroom 2 : Proposed Bedroom 2, Third Floor
11 Mecklenburgh Square, London, WC1N 2AD



Existing flooring and base boards to be removed.

Part of existing wall on left (as shown in left image) to be removed to form entrance to proposed dressing room.

Existing kitchen and cabinets to be removed.

New flooring: wide plank 18mm engineered flooring, on 4mm electric underfloor heating with self leveling screed, on 18mm WBP plywood sheathing, installed over existing joists.

New wall across room to be installed to form proposed Tea Point.

Existing cornices to be adapted/remade to suit alterations.

New low voltage lighting.

New switch socket outlets.

Adaptions/new skirtings as necessary.

Decorations throughout - Georgian 16 Heritage to walls, cornices and wood work. Off white tba to ceilings.

Tea Point worktop, sink and cupboards TBA.

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Existing Kitchenette : Proposed Tea Point & Bedroom 2 Dressing Room, Third Floor
11 Mecklenburgh Square, London, WC1N 2AD



Existing windows, cornices, doors and framework to remain.

Existing 10mm carpet, 4mm hardboard and chip-board flooring to be removed.

New flooring: wide plank 18mm engineered flooring, on 4mm electric underfloor heating with self leveling screed, on 18mm WBP plywood sheathing, installed over existing joists.

New low voltage lighting.

New switch socket outlets.

Adaptions/new skirtings as necessary.

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Existing Bedroom 1 : Proposed Bedroom 3, Third Floor
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Rear Elevation
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