

RUNDELL ASSOCIATES

## Schedule of Conditions

15 Fitzroy Square W1T 6EF

November 2015





1



2

**Item:** External

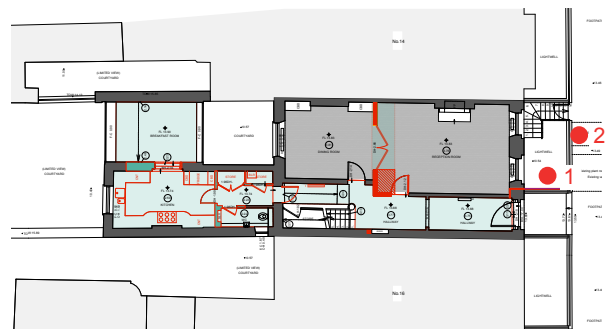
**Location:** Ground Floor External

**Condition:**

Existing gas supply pipe surface mounted painted to match facade.

**Proposal:**

- New larger 32mm gas main supply to replace existing pipe in same location.
- Paint new pipe to match existing facade.



KEY PLAN - GROUND FLOOR (not to scale)



1

**Item:** Entrance Hall

**Location:** Ground Floor

**Condition:**

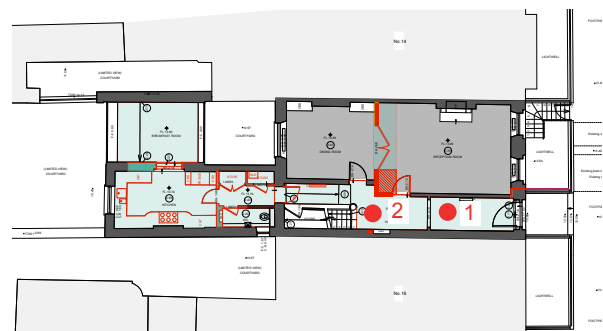
The stone tiled floor is not original and sits approximately 30mm higher than the floors in adjacent Dining Room and Reception Room. skirting not original.

**Proposal:**

- Remove floor covering and subfloor in hall.
- Install new service pipes between existing joists.
- Install underfloor heating between existing joists.
- Install new stone finishes.
- New skirting in like for like basis
- Retain original stone stairs.



2



KEY PLAN - GROUND FLOOR (not to scale)



1



2

**Item:** Staircase

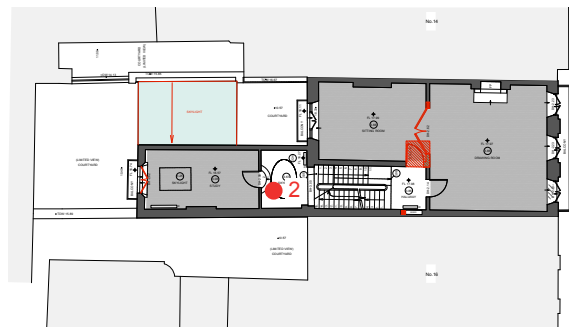
**Location:** Ground Floor to First Floor

**Condition:**

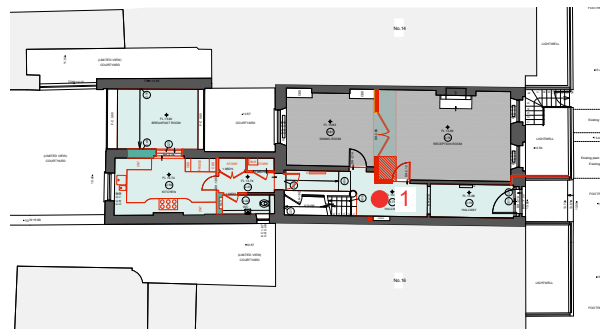
Original stone stairs with carpet runner.

**Proposal:**

No changes.



KEY PLAN - FIRST FLOOR (not to scale)



KEY PLAN - GROUND FLOOR (not to scale)



**Item:** Reception Room/Dining Room

**Location:** Ground Floor

**Condition:**

Non original parquet flooring and skirting  
original lath + plaster ceiling with existing  
downlights.

Non original double doors.

**Proposal:**

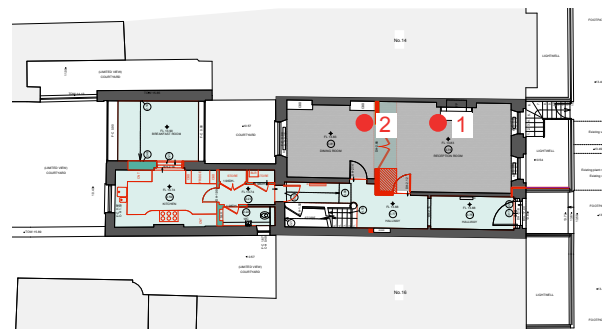
- Local alterations required to floor and ceiling  
between Dining Room and Reception Room.

- Installation of steel beams to support new lift  
structure between Reception and Drawing Room.

- New double doors with detailing to match  
existing.

- New studwalls to enclose lift structure and create  
store.

- Patch repair flooring and ceiling after lift  
installation.



KEY PLAN - GROUND FLOOR (not to scale)



**Item:** Kitchen

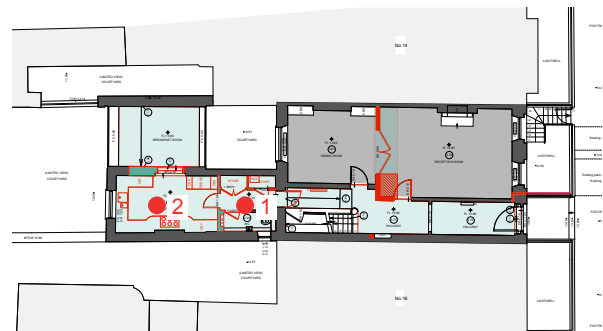
**Location:** Ground Floor

**Condition:**

Extension building, the floor level is approximately 140mm lower than the floors in Dining Room and Reception Room.

**Proposal:**

- Raise floor level, to line up with floors in Reception and Dining Rooms.
- Removal of existing cupboard door and partition wall.
- New stone floor finishes.
- New Kitchen cabinetry and appliances.
- New studwalls to create Storage Room and Wardrobe



KEY PLAN - GROUND FLOOR (not to scale)



**Item:** Breakfast Room

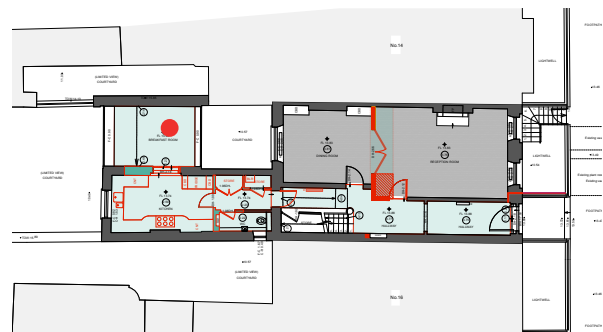
**Location:** Ground Floor

**Condition:**

Modern extension with a monopitch glass roof and part glass walls; floor level is approximately 160mm higher than the current Kitchen floor level.

**Proposal:**

- New stone finishes and underfloor heating to line up with newly raised Kitchen level.
- New solid flat roof with lead covering.



KEY PLAN - GROUND FLOOR (not to scale)



**Item:** WC

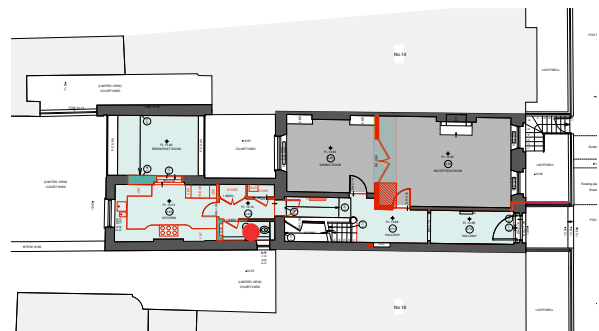
**Location:** Ground Floor

**Condition:**

Tiled floor and walls.

**Proposal:**

- Remove, retain and reuse of existing sanitaryware
- Raise floor level to line up with entrance Hallway
- Relocate partition wall and decrease room size of WC to create store in Kitchen.



KEY PLAN - GROUND FLOOR (not to scale)





**Item:** Staircase and Landing

**Location:** First Floor

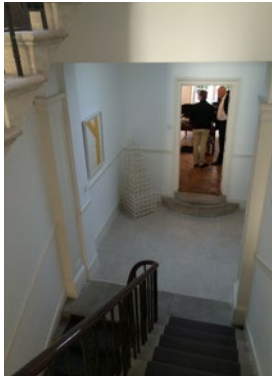
**Condition:**

Original stone stairs with carpet runner.

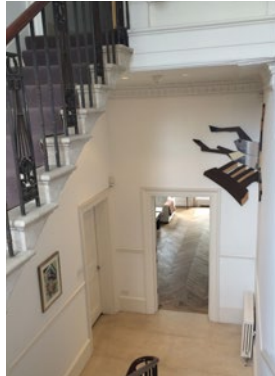
**Proposal:**

- No changes.

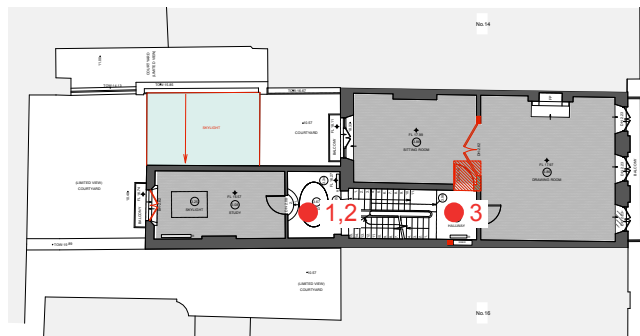
1



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3



KEY PLAN - FIRST FLOOR (not to scale)



**Item:** Study

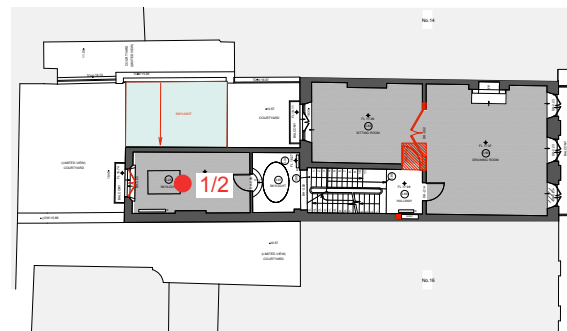
**Location:** First Floor

**Condition:**

Non original parquet flooring and skirtings.

**Proposal:**

- Addition of insulate studliners to external walls.
- Retain flooring.
- New skirting and cornice to match existing.



KEY PLAN - FIRST FLOOR (not to scale)



**Item:** Drawing Room and Sitting Room

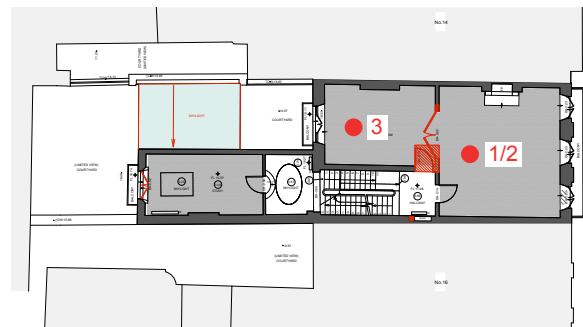
**Location:** First Floor

**Condition:**

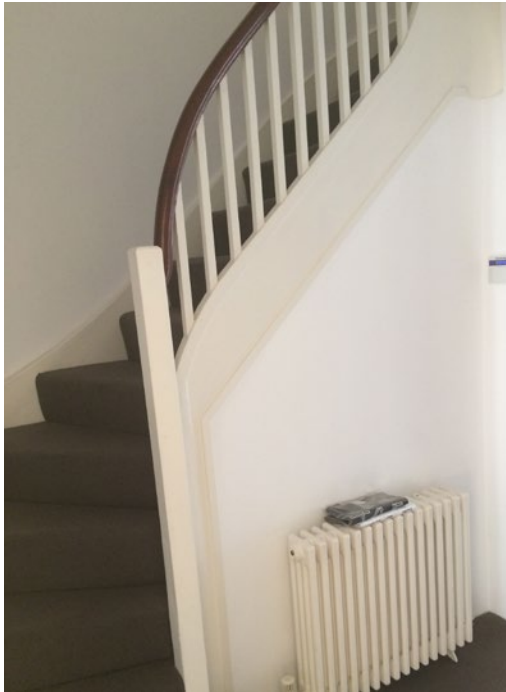
- Non original parquet flooring and skirtings.
- Original lath and plaster ceiling with existing downlights.
- Non original double doors.

**Proposal:**

- Local alterations to flooring and ceiling between Drawing Room and Sitting Room to allow lift installation.
- New double doors with detailing to match existing.
- Installation of lift structure.
- New studwalls to enclose lift structure.
- Patch repair flooring and ceiling after lift installation.



KEY PLAN - FIRST FLOOR (not to scale)



1

**Item:** Staircase and landing

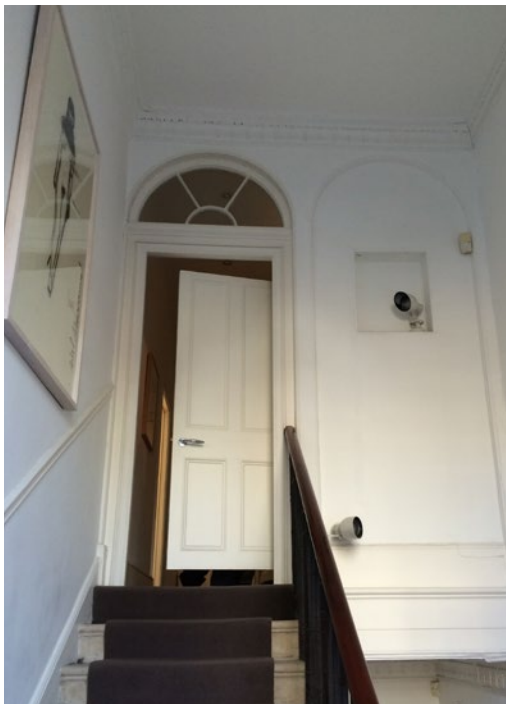
**Location:** First floor to Second Floor

**Condition:**

Carpet floor finish over original timber stairs.

**Proposal:**

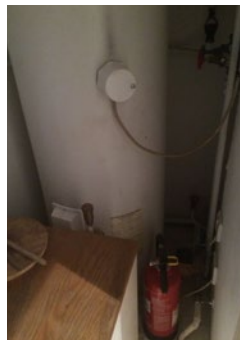
- Retain staircase intact
- Tea station added under staircase.
- Create new opening to second floor wall to Dressing Room for lift access.



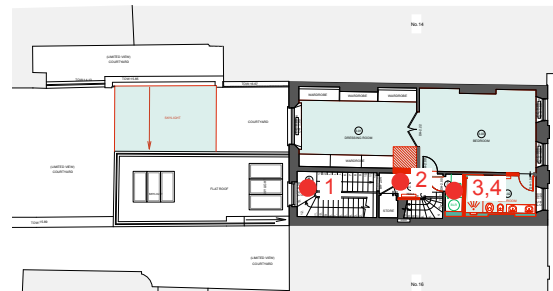
2



3



4



KEY PLAN - FIRST FLOOR (not to scale)



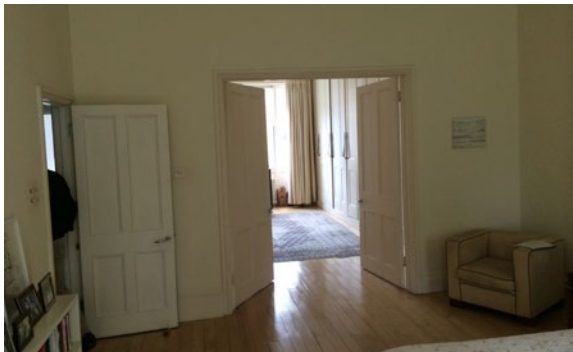
1



2



3



4

**Item:** Master Bedroom/Dressing Room

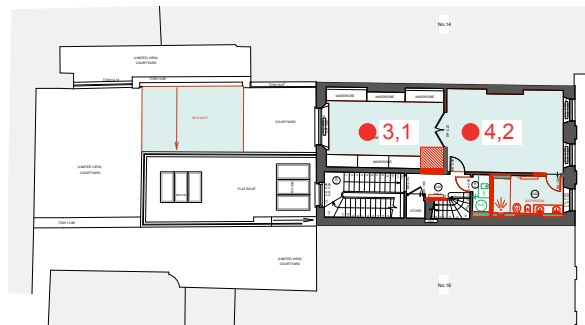
**Location:** Second Floor

**Condition:**

Modern laminate flooring.

**Proposal:**

- Local alterations to flooring and ceiling between Master Bedroom and Dressing Room to allow for installation of lift shaft.
- New double doors on like for like basis.
- Installation of lift structure.
- New studwalls to enclose lift structure.
- New acoustic insulated studwall to party wall.
- New timber flooring throughout.



KEY PLAN - SECOND FLOOR (not to scale)



**Item:** Master Bathroom

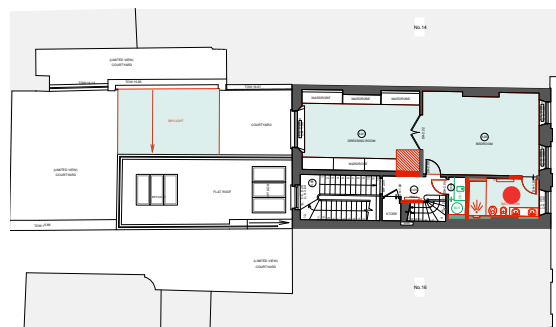
**Location:** Second Floor

**Condition:**

Modern tiled flooring and sanitaryware.

**Proposal:**

- Existing door to Master Bathroom to be moved to new position.
- New sanitaryware and flooring throughout.



KEY PLAN - SECOND FLOOR (not to scale)



**Item:** Staircase + Landing

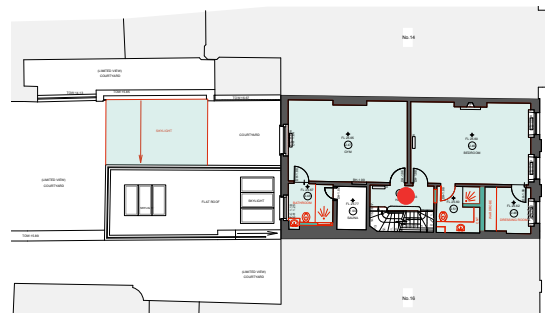
**Location:** Third Floor

**Condition:**

Carpet floor finish over existing timber staircase.

**Proposal:**

- Retain staircase unaltered



KEY PLAN - SECOND FLOOR (not to scale)



1

**Item:** Gym/Guest Bedroom

**Location:** Third Floor

**Condition:**

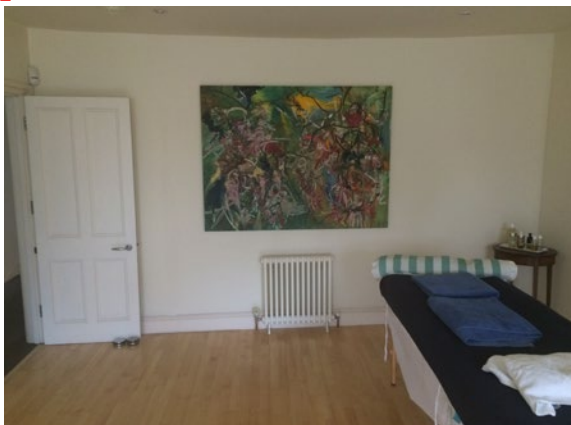
Modern laminate flooring. Existing floor is uneven and sloping towards Hallway.

**Proposal:**

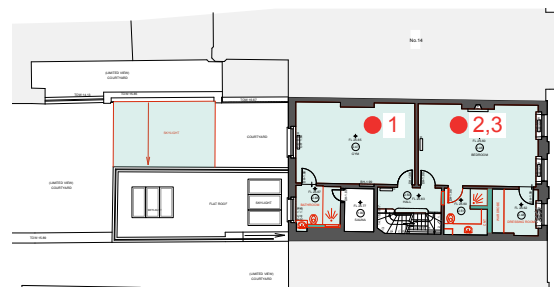
- Remove existing floor covering + level existing joists with furring pieces.
- New solid timber flooring throughout.



2



3



KEY PLAN - THIRD FLOOR (not to scale)





1

**Item:** Sauna/Bathroom

**Location:** Third Floor

**Condition:**

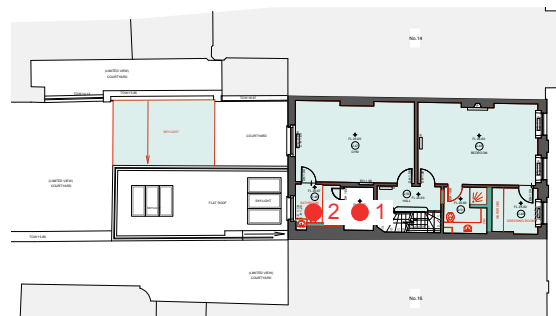
- Tiled floors
- timber benches and wall cladding in Sauna.

**Proposal:**

- Retain Sauna.
- New stone floor finishes in rear Bathroom.
- New sanitaryware throughout.



2



KEY PLAN - THIRD FLOOR (not to scale)



1

**Item:** Utility / Guest Bathroom

**Location:** Third Floor

**Condition:**

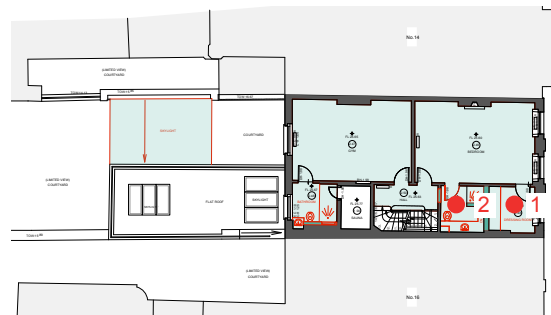
Tiled floor, built in joinery.

**Proposal:**

- Partition wall to be removed to create new Utility room and Guest Bathroom.
- New stone tiled flooring.
- New sanitaryware throughout.



2



KEY PLAN - THIRD FLOOR (not to scale)



**Item:** Staircase

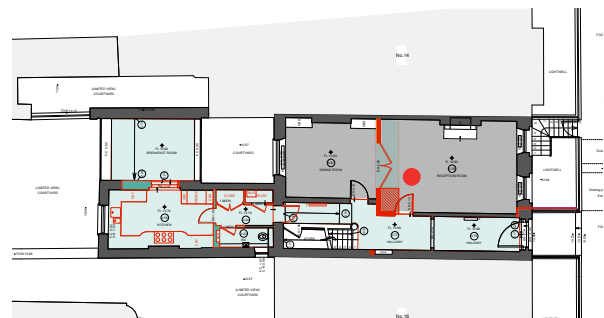
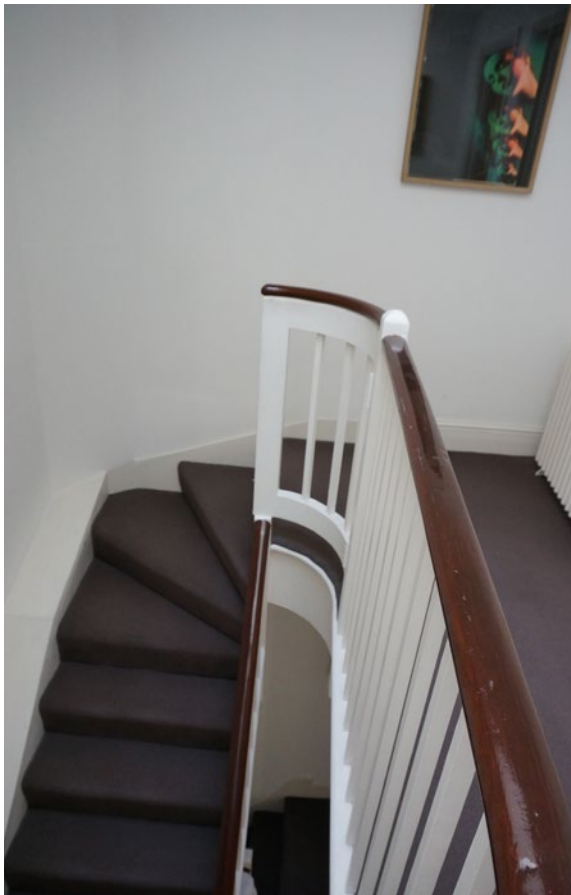
**Location:** Fourth Floor

**Condition:**

Carpet floor finish.

**Proposal:**

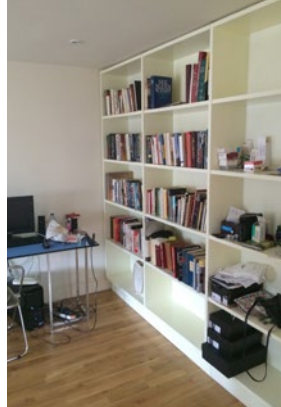
- New carpet floor covering.



KEY PLAN - FOURTH FLOOR (not to scale)



1



2



3



4

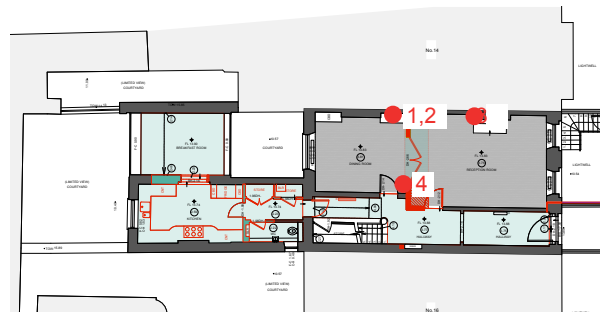
**Item:** Staff Bedroom/Guest Bedroom/  
Walk in wardrobe

**Location:** Fourth Floor

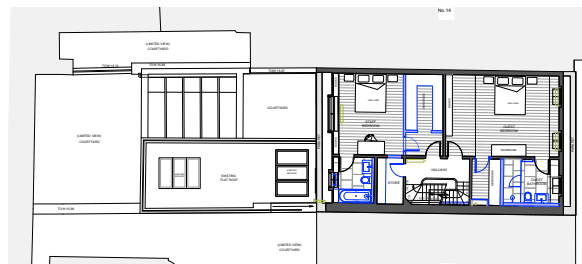
**Condition:**  
Modern laminate flooring.

**Proposal:**

- New solid timber flooring throughout.
- New studwalls in Staff Bedroom to create wardrobe area within room.
- Existing Walk-in wardrobe converted to Store accessed from Stairwell.



KEY PLAN - FOURTH FLOOR Demo (not to scale)



KEY PLAN - FOURTH FLOOR Proposed (not to scale)



**Item:** Staff Bathroom

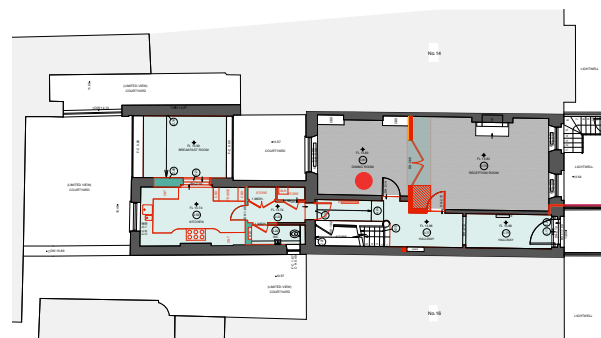
**Location:** Fourth Floor

**Condition:**

-Tiled floors

**Proposal:**

- New stone floor finishes in rear Bathroom.
- New sanitaryware throughout.



KEY PLAN - FOURTH FLOOR (not to scale)



1



2



3

**Item:** Guest Bathroom/ Walk in Dressing Room /  
Loft space above

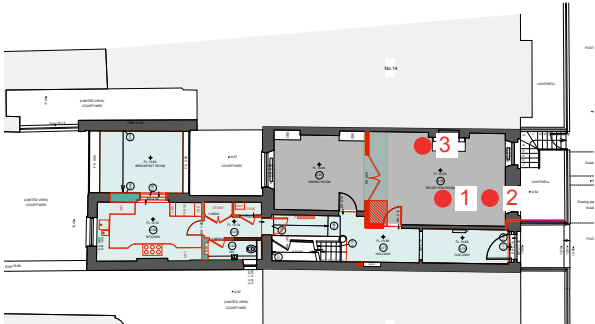
**Location:** Fourth Floor

**Condition:**

- Tiled floor and walls.
- Modern sanitaryware.

**Proposal:**

- Remove all sanitaryware and floor and wall finishes.
- Partition wall to be removed and repositioned to create Walk in Wardrobe and new Guest Bathroom with new sanitaryware throughout and stone floor finish.



KEY PLAN - FOURTH FLOOR (not to scale)



**Item:** Staircase

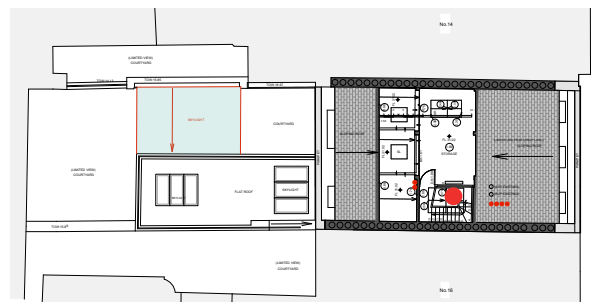
**Location:** Fifth Floor

**Condition:**

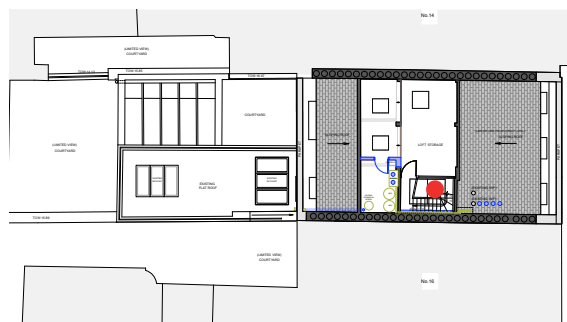
Carpet floor finish.

**Proposal:**

- New studwall to run along stairs to conceal service pipes from Plant Room at rear of building to the service riser at front of building.



KEY PLAN - FIFTH FLOOR Demo (not to scale)



KEY PLAN - FIFTH FLOOR Proposed (not to scale)

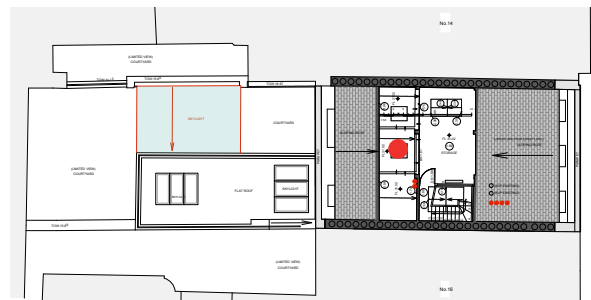


**Item:** Loft Storage  
**Location:** Fifth Floor

**Condition:**  
Loft storage room with carpet floor and rooflights.

**Proposal:**

- New partition walls to create Plant Room area
- New roof penetrations for boiler flues.



KEY PLAN - FIFTH FLOOR (not to scale)