



Project name: 33 Fitzroy Square
Project address: 33 Fitzroy Square, London, W1T 6EU
Project number: 262

Date: July 13, 2016
Revision: A - July 13, 2016
* - February 4, 2016

ALL AMENDMENTS SHOWN IN RED.

Item	Specification	Comments
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FIRST FLOOR

<u>ROOM</u>		<u>PROPOSAL</u>	<u>COMMENTS</u>
STAIRWELL 1.01	WALLS	Repair & repaint.	
	FLOOR	Repair stone where required. Replace engineered timber floor with timber floor more inkeeping with the property.	Original to property.
	CORNICE & CEILING	Repair & repaint.	Historic repaired.
	DOORS	D1.03 - new timber jib door.	Existing opening historic.
	WINDOWS	N/A	
	WOODWORK	Repair & repaint.	Historic repaired.
	OTHER	N/A	
FRONT FAMILY ROOM 1.02	WALLS	Repair & repaint.	

ROOM 1.02	FLOOR	Replace engineered timber floor with timber floor more inkeeping with the property.	
	CORNICE & CEILING	Repair where required. Salvage if historic fabric, otherwise new cornice more inkeeping with the original Adams building.	21C Addition
	DOORS	D1.01 - repaint	21C Addition (door leaf)
	WINDOWS	W1.01 - inc. shutters & architrave - repaint. W1.02 - inc. shutters & architrave - repaint.	Historic, possibly original. Historic, possibly original.
	WOODWORK	Salvage if historic fabric, otherwise new skirting and architraves more in-keeping with the original Adams building.	
	OTHER	New hearth & fire surround more in-keeping with original Adams building.	Whole 21C addition.
REAR FAMILY ROOM 1.03	WALLS	Repair & repaint. Note filled in niche.	
	FLOOR	Replace engineered timber floor with timber floor more inkeeping with the property.	
	CORNICE & CEILING	Repair where required. Salvage if historic fabric, otherwise new cornice more inkeeping with the original Adams building.	
	DOORS	D1.02 - repaint D1.06 - new jib door.	Historic, possibly original.
	WINDOWS	W1.03 - inc. shutters & architrave - repaint. W1.04 - inc. shutters & architrave - repaint. W1.05 - inc. shutters & architrave - repaint.	Historic, possibly original. Historic, possibly original. Historic, possibly original.
	WOODWORK	Salvage if historic fabric, otherwise new skirting and architraves more inkeeping with the original Adams building.	

	OTHER	Historic fire. New hearth & fire surround more in-keeping with original Adams building.	Existing fireplace & hearth 21C addition.
FAMILY KITCHEN 1.04	WALLS	New painted plaster.	
	FLOOR	New floor.	
	CORNICE & CEILING	New painted plaster.	
	DOORS	D1.04 - new door D1.07 - new door D1.08 - new door	
	WINDOWS	W1.06 - new timber window to match existing windows from Adams part of property. W1.07 - new timber window to match existing windows from Adams part of property. W1.08 - new timber window to match existing windows from Adams part of property. W1.10 - new folding sliding window. W1.11 - new fixed window.	Repaired mid-20C. Repaired mid-20C. Repaired mid-20C.
	WOODWORK	New.	
	OTHER	N/A	
WC 1.05	WALLS	New timber stud partitions. New painted plaster.	
	FLOOR	New floor.	
	CORNICE & CEILING	New painted plaster.	
	DOORS	D1.05 - new door	
	WINDOWS	N/A	
	WOODWORK	New	
	OTHER	N/A	

REAR STAIRWELL 1.06	WALLS	New timber stud partitions. New painted plaster.	
	FLOOR	New Portland Stone.	
	CORNICE & CEILING	New painted plaster.	
	DOORS	N/A	
	WINDOWS	W1.12 - new window with diffuse glazing.	
	WOODWORK	New	
	OTHER		