

RUNDELL ASSOCIATES

Schedule of Conditions

15 Fitzroy Square W1T 6EF

August 2016





1



2

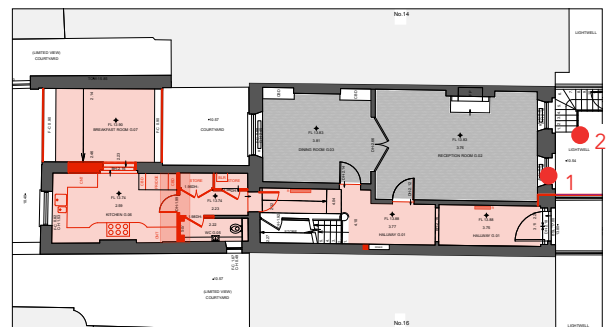
Item: Front Elevation
Location: Ground Floor

Condition:

Existing gas supply pipe surface mounted painted to match facade.

Proposal:

- Replace existing pipe with new 32 mm gas main supply
- Paint new pipe to match existing facade.



KEY PLAN - GROUND FLOOR (not to scale)



1

Item: Entrance Hall
Location: Ground Floor

Condition:

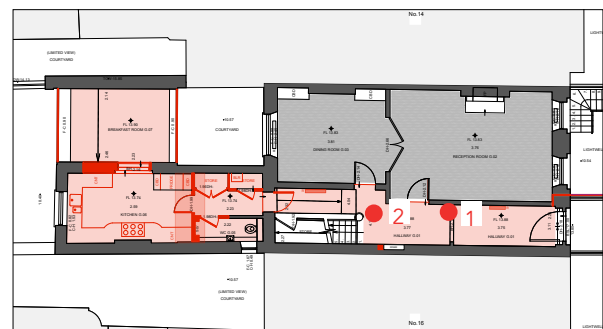
- Non original stone tiles, sitting approximately 30 mm higher than the floors in adjacent Dining Room and Reception Room.
- Skirting not original.

Proposal:

- Install new service pipes between existing joists
- Install underfloor heating between existing joists
- Lay new stone finishes at original level
- Install new skirting to match existing
- Move first radiator to new location
- New joinery to enclose radiator
- Remove second radiator
- Widen existing service riser



2



KEY PLAN - GROUND FLOOR (not to scale)



Item: Staircase

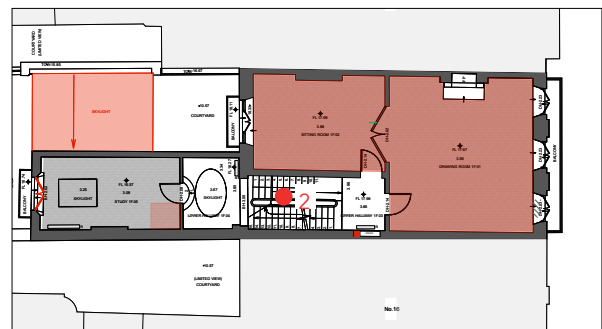
Location: Ground Floor to First Floor

Condition:

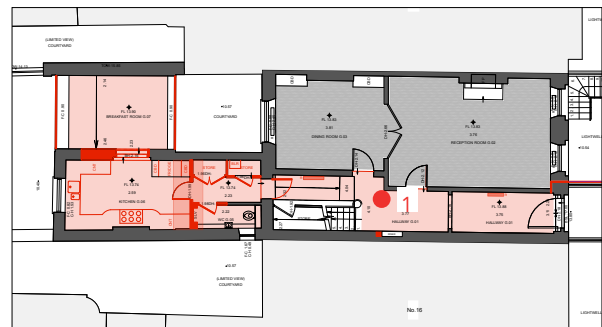
- Original stone stairs with carpet runner.

Proposal:

No changes.



KEY PLAN - FIRST FLOOR (not to scale)



KEY PLAN - GROUND FLOOR (not to scale)



1



2

Item: Reception Room/Dining Room

Location: Ground Floor

Condition:

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

Proposal:

No changes.



KEY PLAN - GROUND FLOOR (not to scale)



Item: Kitchen and Back Hallway

Location: Ground Floor

Condition:

- Extension building.
- Floor level is 90 mm lower than the floors in Dining Room and Reception Room.

Proposal:

- Installation of steel beams to support new lift structure between Kitchen and WC.
- Enclose lift structure between studwalls.
- Raise floor level to line up with floors in Reception and Dining Rooms.
- Lay new timber floor finishes.
- Widen existing opening to Breakfast Room.
- Install kitchen cabinetry and appliances.
- Amend window opening to align sill with cabinetry countertop.



KEY PLAN - GROUND FLOOR (not to scale)



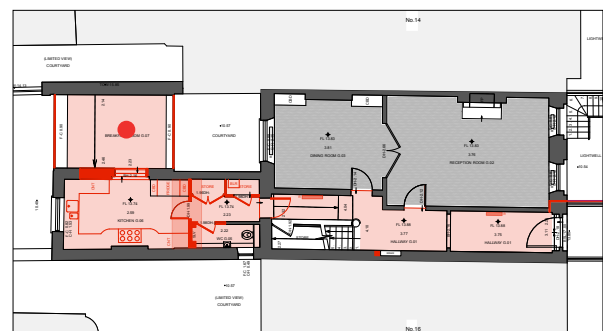
Item: Breakfast Room
Location: Ground Floor

Condition:

- Modern extension with a mono-pitch glass roof and part glass walls
- Floor level is approximately 30 mm higher than the floors in the Dining and Reception Room

Proposal:

- Align floor level to match Reception and Dining Room
- Install underfloor heating.
- Lay timber floor finishes.
- Install solid flat roof with lead covering.
- Install new windows.



KEY PLAN - GROUND FLOOR (not to scale)



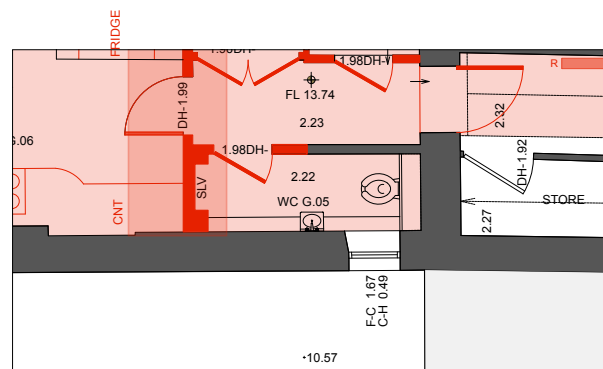
Item: WC
Location: Ground Floor

Condition:

- Tiled floor and walls.

Proposal:

- Retain and reuse existing sanitaryware
- Raise floor level to line up with Reception and Dining Room
- Relocate partition wall and decrease room size of WC to allocate lift



KEY PLAN - GROUND FLOOR (not to scale)



1

Item: Staircase and Landing

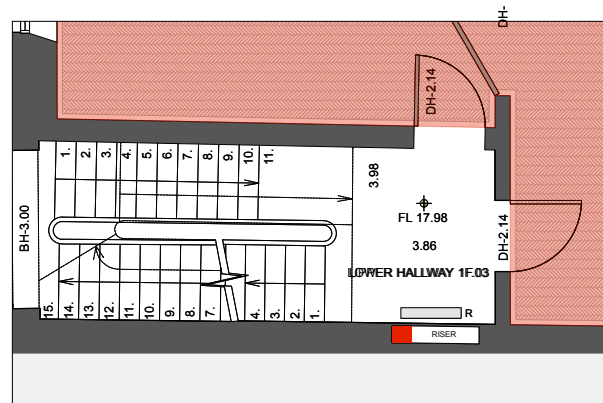
Location: First Floor

Condition:

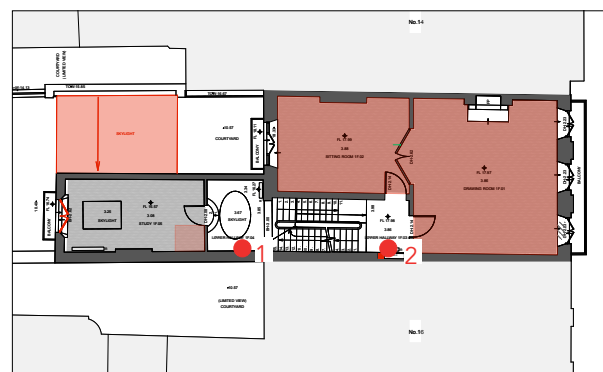
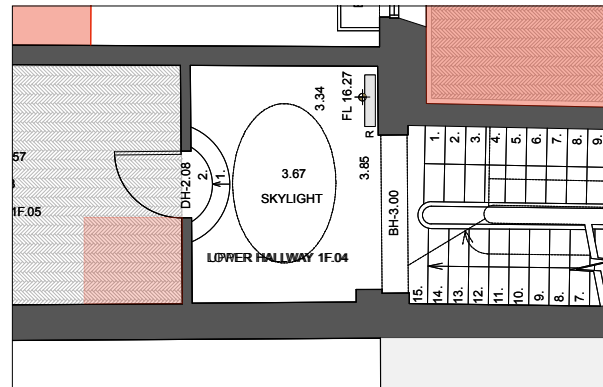
- Original stone stairs with carpet runner.
- Original skylight.

Proposal:

- Install artificial illumination above skylight.
- Widen service riser in Upper Hallway.



2



KEY PLAN - FIRST FLOOR (not to scale)



Item: Study
Location: First Floor

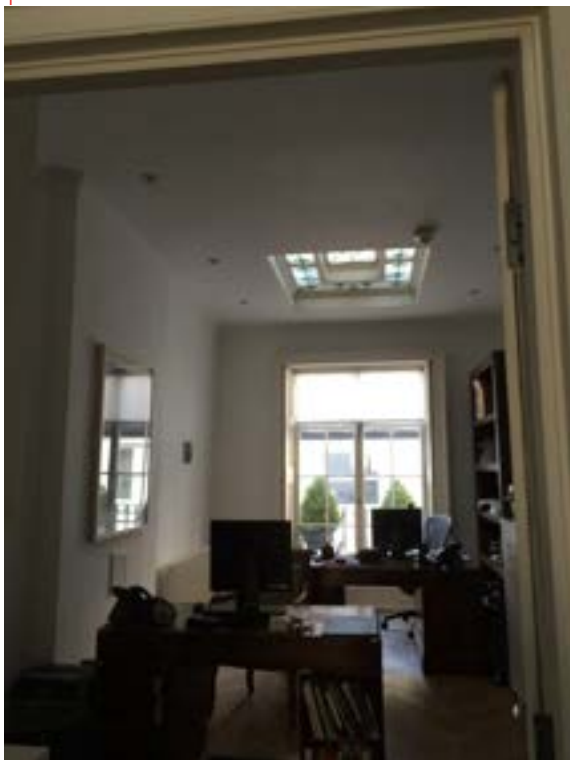
Condition:

- Non original cornice and plaster ceiling.
- Non original parquet flooring and skirting.
- Original skylight.

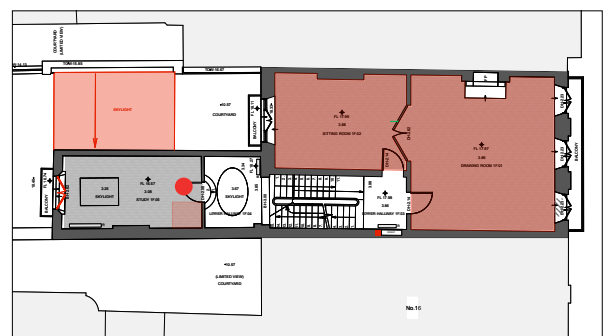
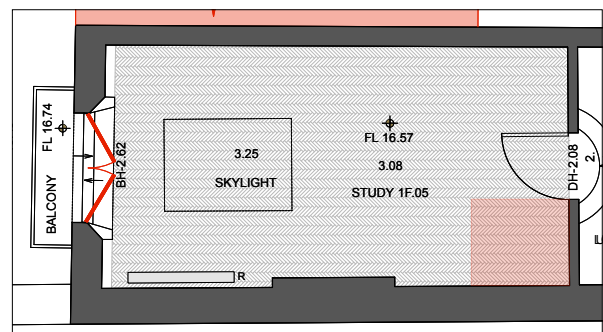
Proposal:

- Installation of lift structure.
- Enclose lift structure between studwalls.
- Add insulated studliners to external walls.
- Supply/fix new timber external door with double glazing to match existing.

1



2



KEY PLAN - FIRST FLOOR (not to scale)



1



2



3

Item: Drawing Room and Sitting Room

Location: First Floor

Condition:

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

Proposal:

- Install underfloor heating.
- Re-lay timber flooring to match existing.



KEY PLAN - FIRST FLOOR (not to scale)



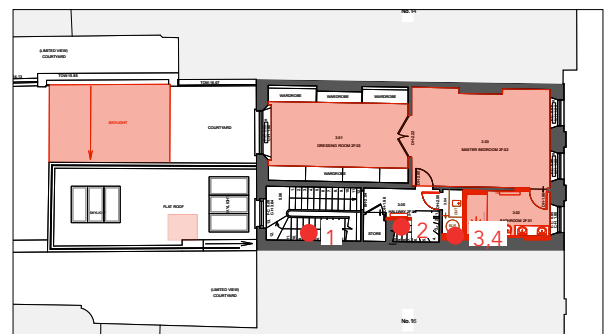
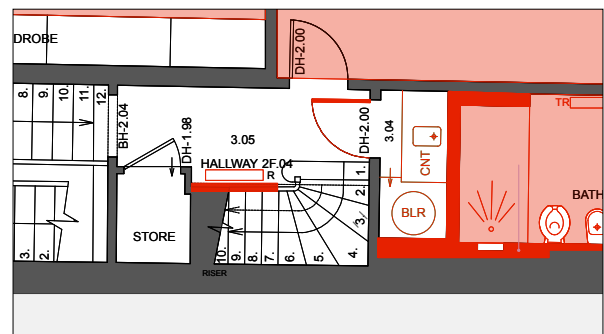
Item: Staircase and landing
Location: First floor to Second Floor

Condition:

- Carpet covering over original timber stairs.

Proposal:

- Close door to Tea Station
- Conceal radiator within studwall



KEY PLAN - FIRST FLOOR (not to scale)



1



2



3



4

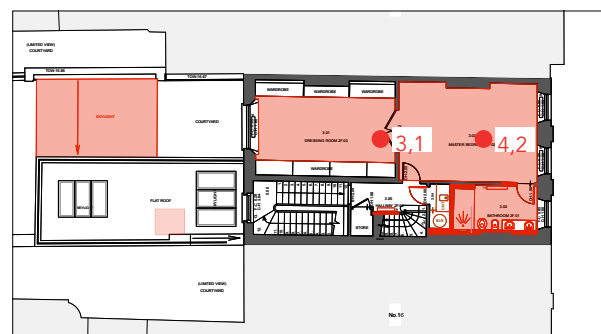
Item: Master Bedroom and Dressing Room
Location: Second Floor

Condition:

- Modern laminate flooring.
- Non original cornice and plaster ceiling.

Proposal:

- Install acoustic insulated panel to party wall.
- Lay engineered timber floor board.
- Relocate door opening to Master Bathroom to accommodate bathtub under the window.



KEY PLAN - SECOND FLOOR (not to scale)



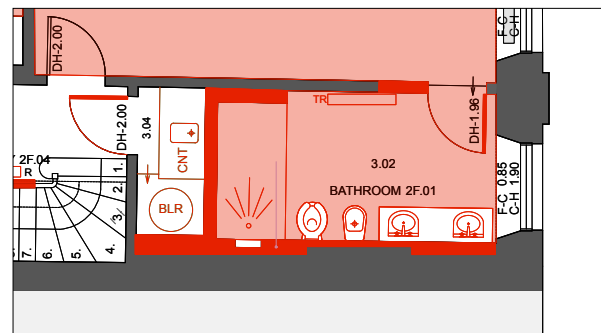
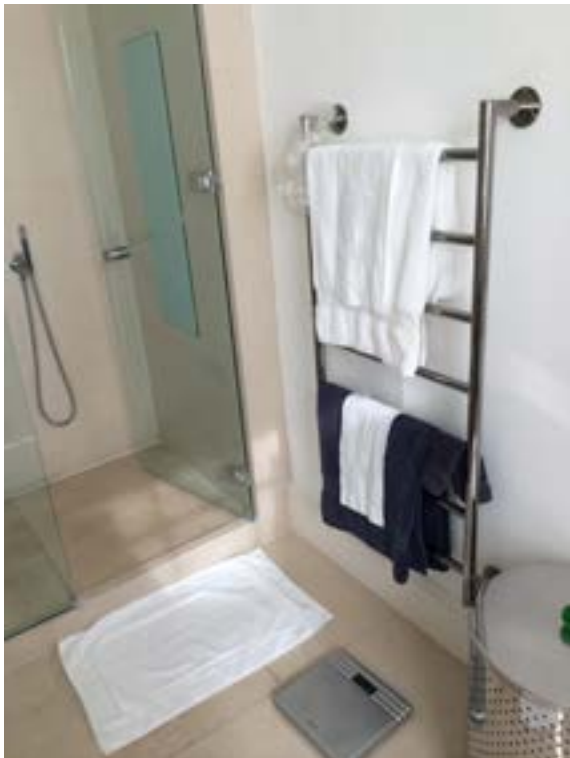
Item: Master Bathroom
Location: Second Floor

Condition:

- Modern tiled flooring and sanitaryware.
- Non original cornice and plaster ceiling.

Proposal:

- Move door opening to Master Bedroom to accommodate bathtub under window.
- Install electric underfloor heating
- Lay marble floor and wall finishes throughout.
- Install new sanitaryware.





Item: Staircase + Landing

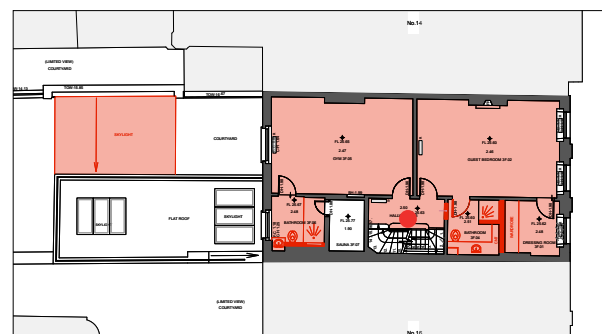
Location: Third Floor

Condition:

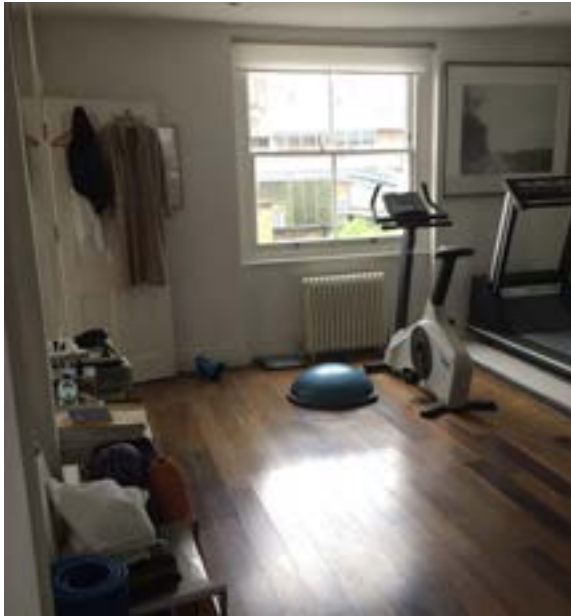
- Carpet covering over existing timber staircase.

Proposal:

- Lay new carpet finishes.



KEY PLAN - SECOND FLOOR (not to scale)



Item: Gym and Guest Bedroom

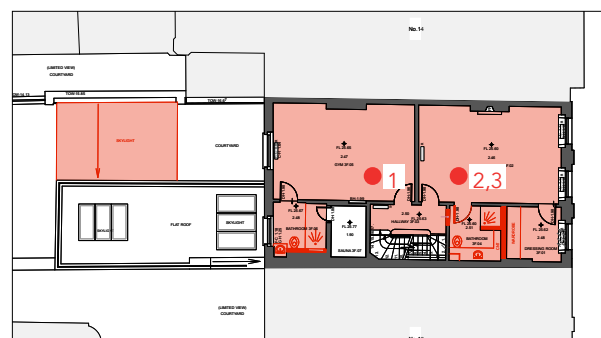
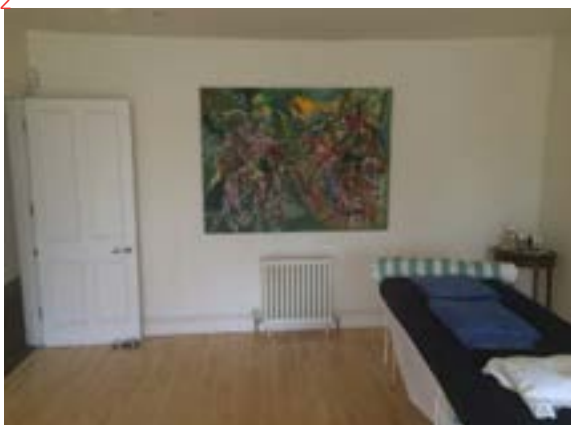
Location: Third Floor

Condition:

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

Proposal:

- Strengthen existing joists and level with firing pieces.
- Lay new solid timber flooring throughout.



KEY PLAN - THIRD FLOOR (not to scale)



Item: Sauna and Bathroom

Location: Third Floor

Condition:

- Tiled floors
- Timber benches and wall cladding in Sauna.
- Modern sanitaryware.

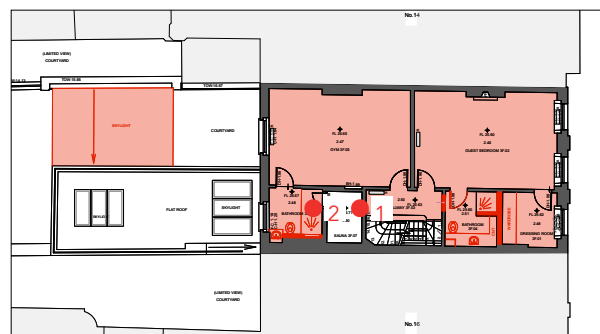
Proposal:

- Install underfloor heating.
- Lay new stone floor and wall finishes in Bathroom.
- Install new sanitaryware throughout.

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KEY PLAN - THIRD FLOOR (not to scale)



Item: Utility and Guest Bathroom

Location: Third Floor

Condition:

- Tiled floor
- Built in joinery

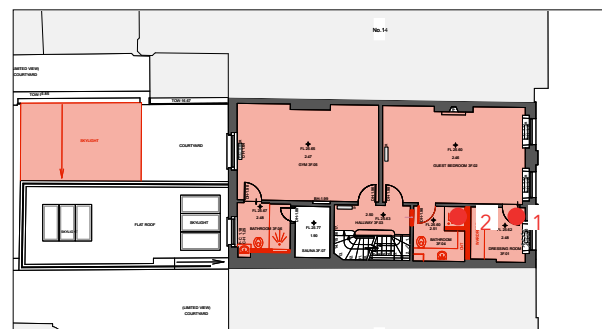
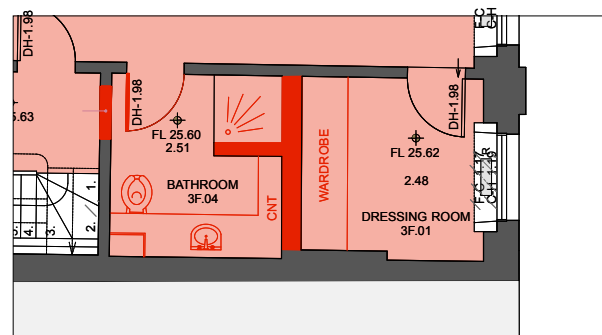
Proposal:

- Reposition stud wall to form Utility Room and Guest Bathroom.
- Install electric underfloor heating.
- Lay stone tiled floor and wall finishes.
- Install sanitaryware throughout.

1



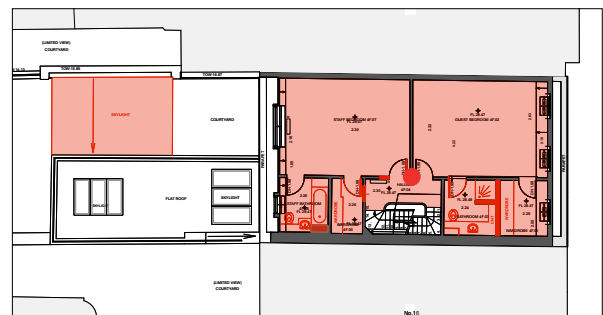
2



KEY PLAN - THIRD FLOOR (not to scale)



- New carpet covering.



11 Fitzroy Square, London W1T 6EF



1



2

Item: Staff Bedroom, Guest Bedroom

Location: Fourth Floor

Condition:

- Modern laminate floor finishes.

Proposal:

- Lay new engineered floor board throughout.

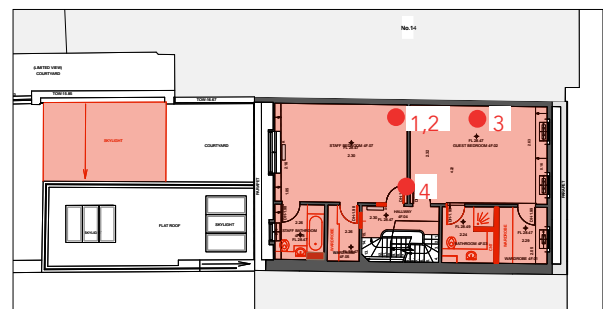
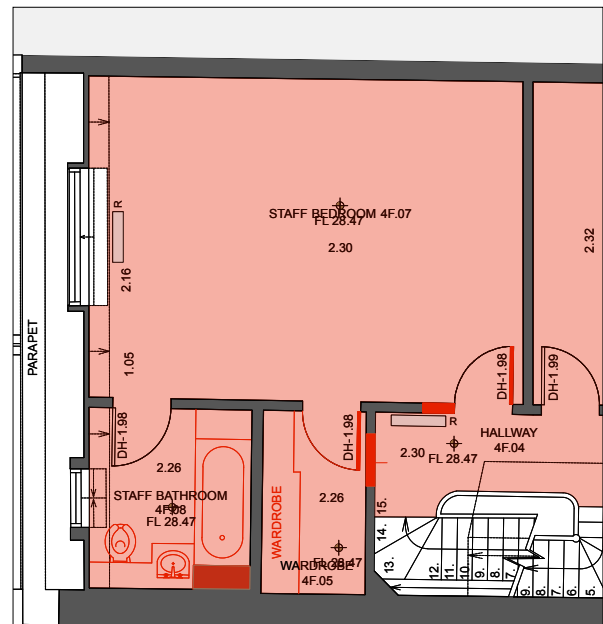
- Close door to wardrobe.



3



4



KEY PLAN FOURTH FLOOR Demo (not to scale)



Item: Staff Bathroom

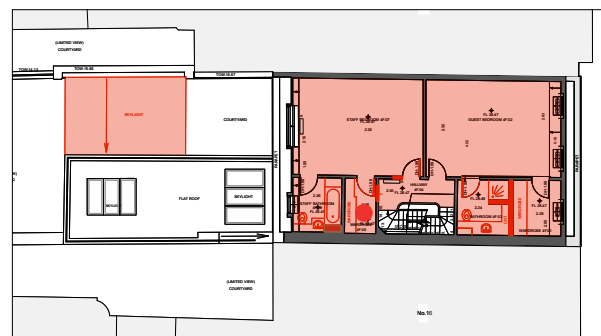
Location: Fourth Floor

Condition:

- Tiled floor and wall finishes.
- Modern sanitaryware.

Proposal:

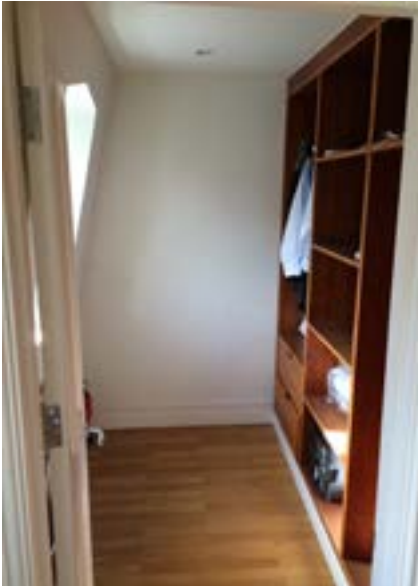
- Install electric underfloor heating
- Lay stone floor and wall finishes.
- Install new sanitaryware throughout



KEY PLAN - FOURTH FLOOR (not to scale)



1



2



3

Item: Guest Bathroom, Walk in Dressing Room and Loft space above

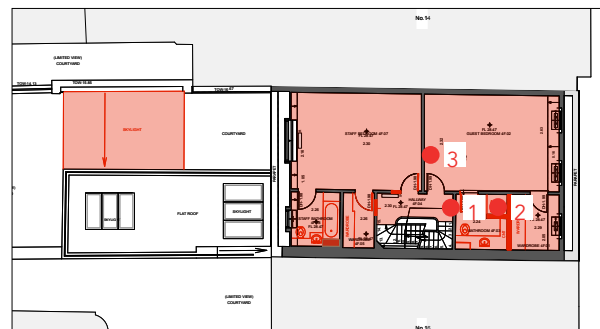
Location: Fourth Floor

Condition:

- Tiled floor and walls.
- Modern sanitaryware.

Proposal:

- Reposition stud wall to separate Wardrobe and Guest Bathroom
- Install electric underfloor heating
- Lay new stone floor and wall finishes
- Install new sanitaryware throughout



KEY PLAN - FOURTH FLOOR (not to scale)



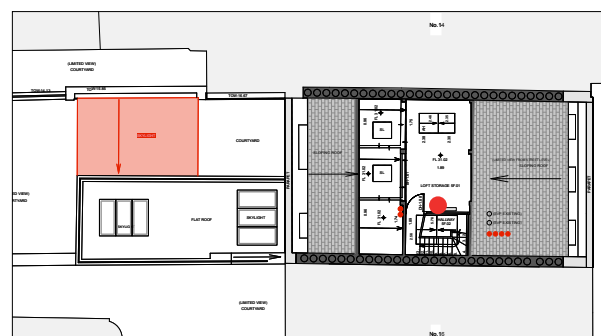
Item: Staircase
Location: Fifth Floor

Condition:

- Carpet floor finish.

Proposal:

- Install studwall running along stairs to conceal service pipes from Plant Room to service riser.
- Lay new carpet covering.



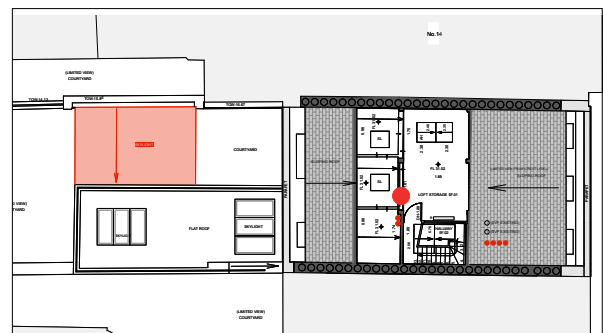
KEY PLAN - FIFTH FLOOR Proposed (not to scale)



Item: Loft Storage
Location: Fifth Floor

Condition:
Loft storage room with carpet floor and rooflights.

Proposal:
- Install stud partitions to isolate plant room.
- Install plant and form new roof penetrations for boiler flue etc.



KEY PLAN - FIFTH FLOOR (not to scale)