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125 DOC B6
Room by Room Photographs
with Summary Schedule of Works

39 Great James Street, London, WC1 N
August 2016

Introduction

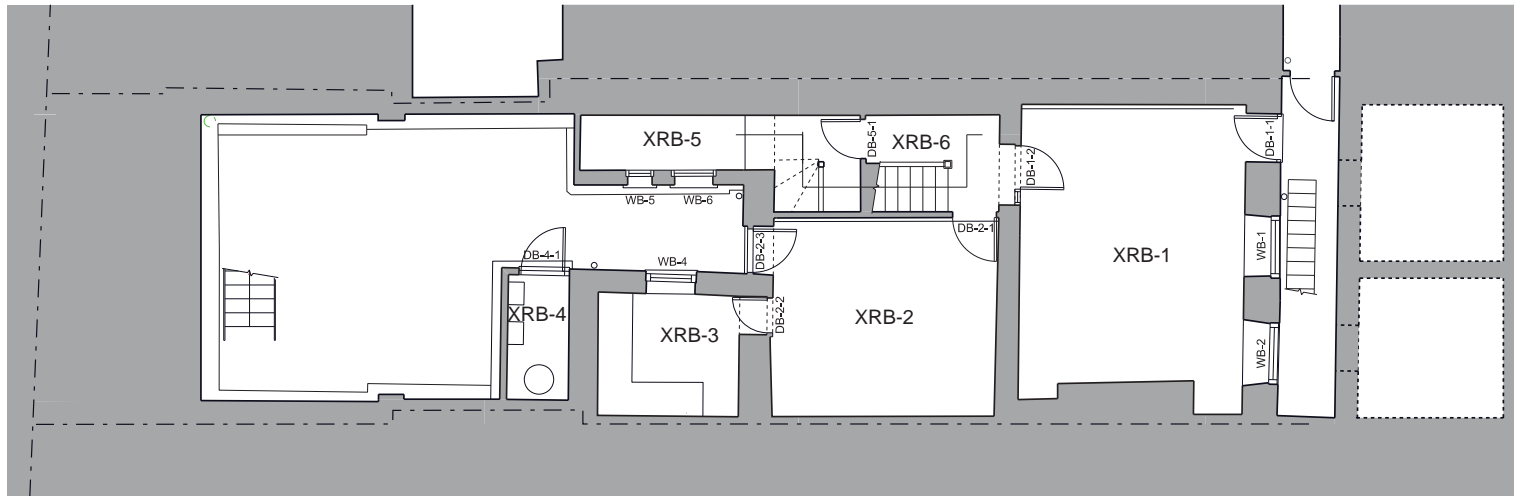
This document lays out internal views of all existing rooms at 39 Great James Street. Alongside the images of existing rooms is brief summary of the proposed schedule of works.

For the full schedule of works, refer to 125 DOC B7.

Basement floor

Note: Contains no remaining interior elements of historical significance.

Modern rear extension, modern renovation and internal works proposed throughout.



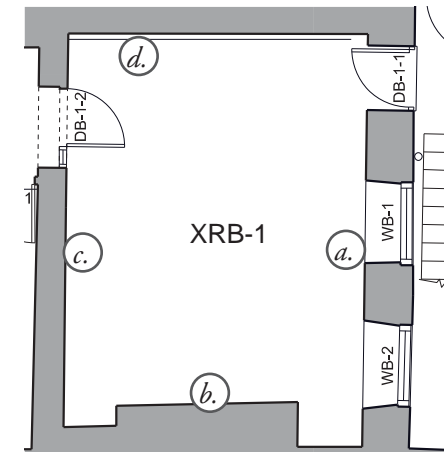
Basement floor

XRB-1 - Front room to be converted to Bedroom 2 and Utility.



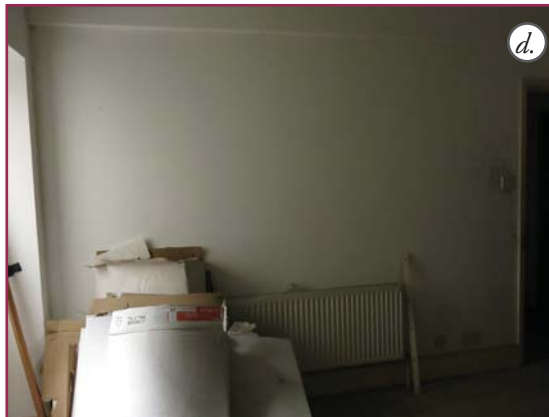
SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Walls	Line all external/party walls, skim. Construct new timber partitions. Paint and tile walls. Install new skirting boards.
Floor	Install drainage membrane, new levelling screed and engineered timber flooring in new bedrooms. Lay new tiled flooring in bathrooms and utility.
Ceiling	Sand and repaint
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars.
Doors	Remove external door and replace with white painted timber framed triple glazed door. Remove internal door and replace with new door. Install new timber doors to Bedroom and En Suite.
M&E	Remove existing radiators, switches and socket plates. Install new column radiators, 2 new sockets, lighting and switches.



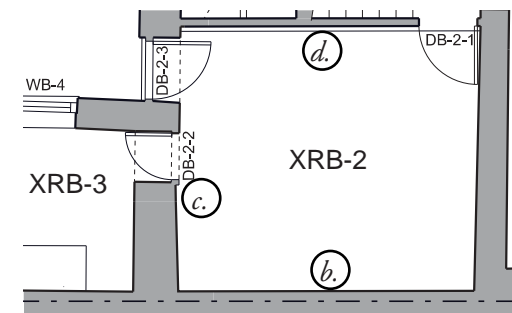
Basement floor

XRB-2 - Rear room to be converted to Bedroom 1.



SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Walls	Widen opening to RB-3. Line all external/party walls, skim and paint. Sand existing internal partitions and install new skirting boards.
Floor	Install drainage membrane, levelling screed and new engineered flooring.
Ceiling	Sand and repaint
Windows	n/a
Doors	Remove modern external door and replace with new timber framed, triple glazed window. Remove internal door and install new timber door.
M&E	Remove existing radiators, switches and socket plates. Install new column radiators, sockets, lighting and switches.



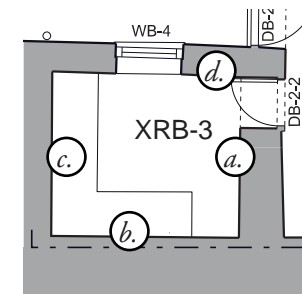
Basement floor

XRB-3 - Closet Wing to be converted to En-Suite.



SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Walls	Line all external/party walls, skim and paint. Paint and tile walls, install new skirting boards.
Floor	Install drainage membrane, levelling screed and new engineered flooring.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars. Install secondary glazing.
Doors	Remove modern door and install new door.
M&E	Remove existing radiators, switches and socket plates. Install new towel radiator, sockets, lighting and switches. Install in-line extract fan.



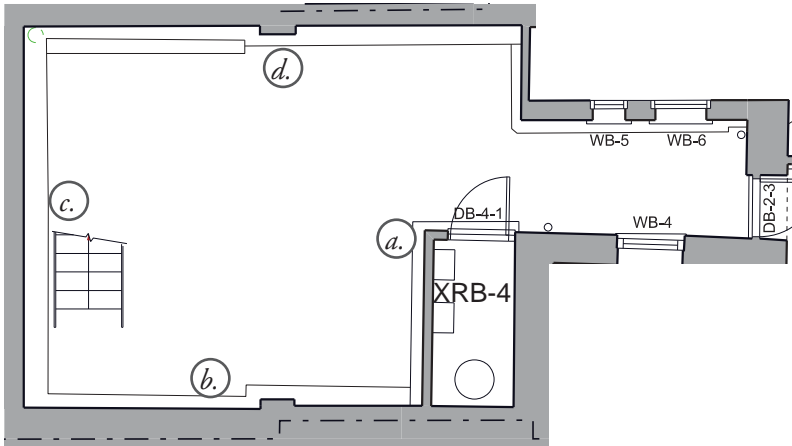
Basement floor

Garden.



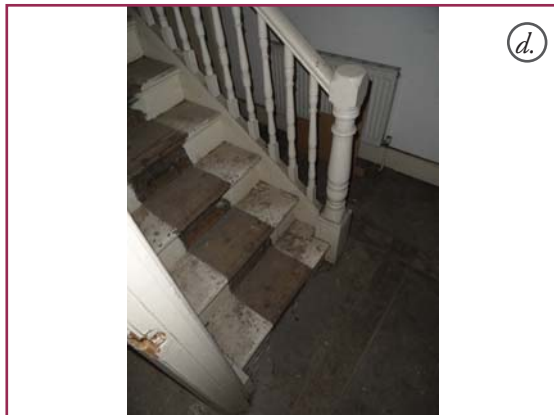
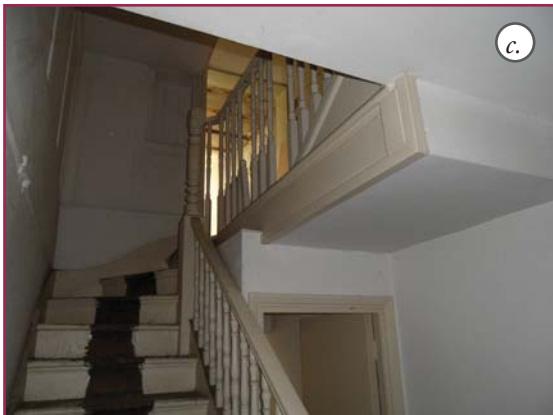
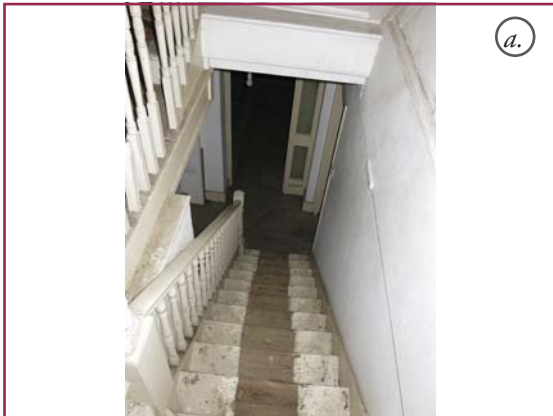
SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Rear extension	New rear extension constructed, see external works.



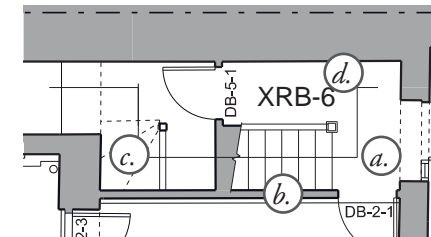
Basement floor

XRB-5 - Hallway and stair.



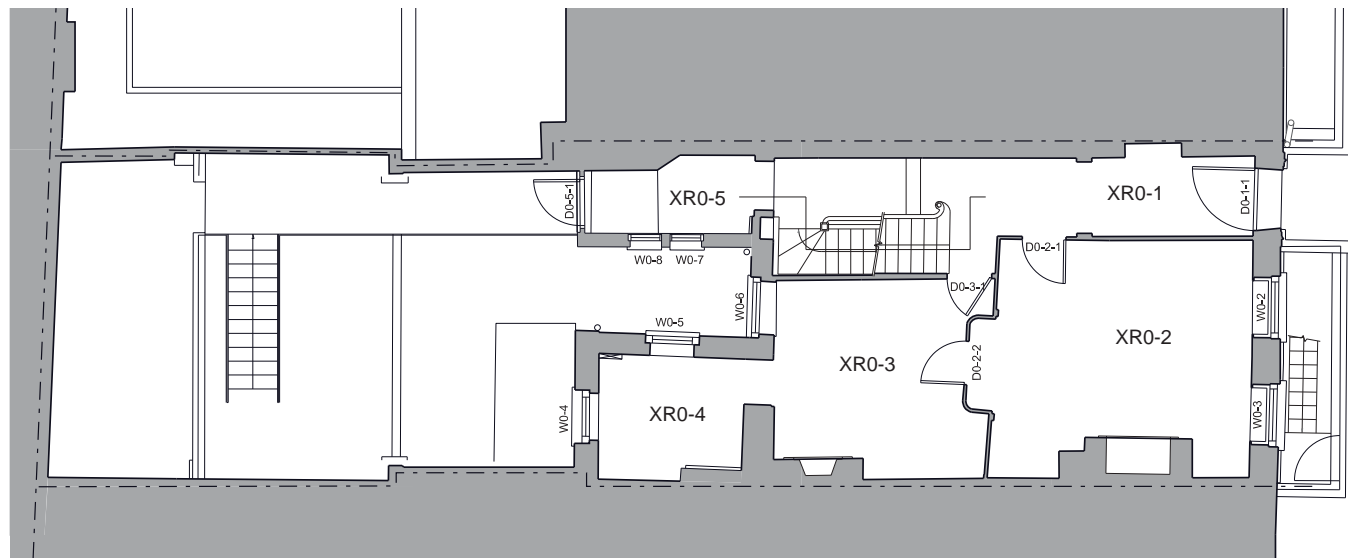
SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Walls	Line all external/party walls, skim and paint. Sand existing partitions and install new skirting boards. Remove modern stair and install new stair in same location.
Floor	Install drainage membrane, levelling screed and new engineered flooring.
Ceiling	Sand and repaint.
Windows	n/a
Doors	Remove hallway door.
M&E	Install new towel radiator, lighting and switches.
Stair	Remove modern stair and balustrade. Replace with new modern stair and balustrade.



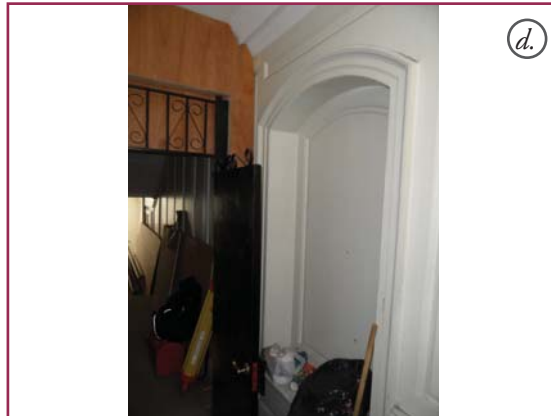
Ground floor

**Note: Includes significant historic interior in all spaces excluding XR0-5.
All spaces (excluding XR0-5) to undergo restoration and repair works.**



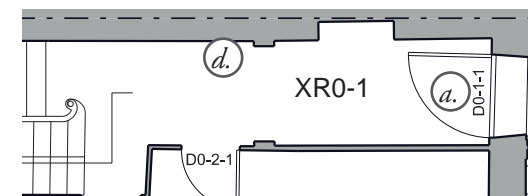
Ground floor

XR0-1 - Hallway.



SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Walls	Light sand all existing panelling and paint using eggshell paint.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	n/a
Doors	See external works.
M&E	Remove existing radiators, switches and socket plates. Install new column radiators, sockets, lighting and switches.



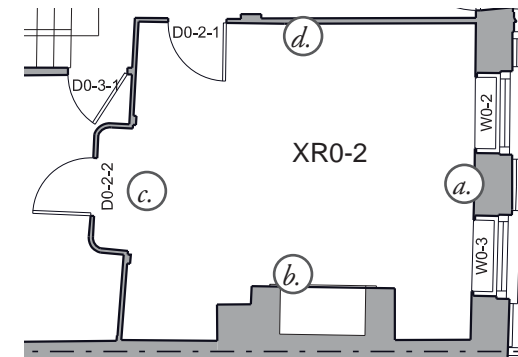
Ground floor

XR0-2 - Front room to be converted to Formal Dining room.



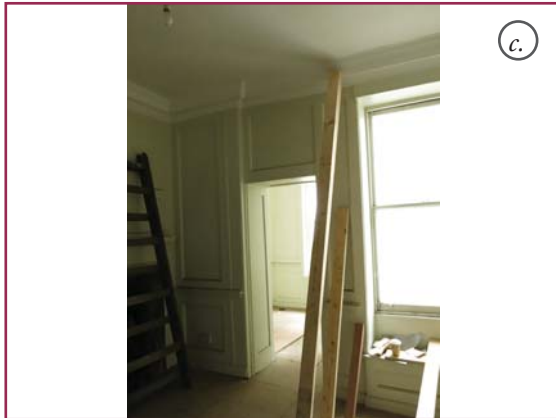
SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

	Proposed Internal Works
Walls	Light sand all existing panelling, paint with eggshell paint, colour TBC.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars.
Doors	Light sand and paint with eggshell paint, colour TBC
M&E	Remove existing radiators, switches & socket plates. Install new column radiators, sockets, lighting & switches.
Fireplace	Clean firepiece and chimney. Light sand wooden elements and repaint, colour TBC.



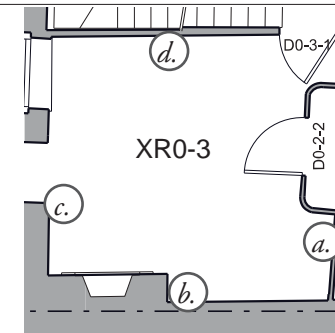
Ground floor

XR0-3 - Rear room to be converted to Reception room.



SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Walls	Light sand all existing panelling, paint with eggshell paint, colour TBC
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars.
Doors	Light sand and paint with eggshell paint, colour TBC.
M&E	Remove existing radiators, switches and socket plates. Install new column radiators, sockets, lighting and switches.
Fireplace	Clean firepiece and chimney. Light sand wooden elements and repaint, colour TBC.



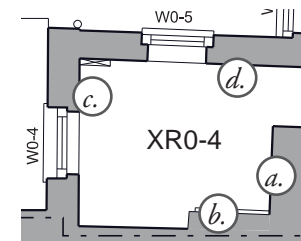
Ground floor

XR0-4 - Closet Wing to become ante-room between reception and kitchen.



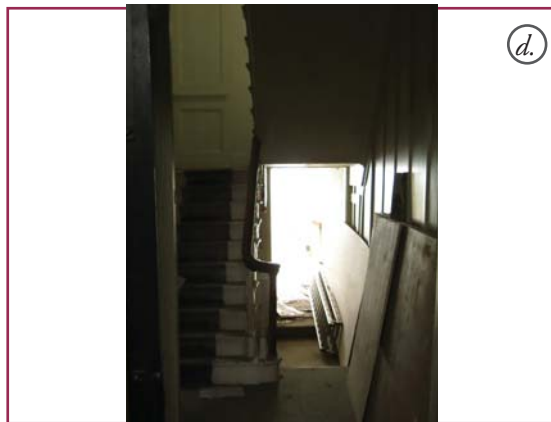
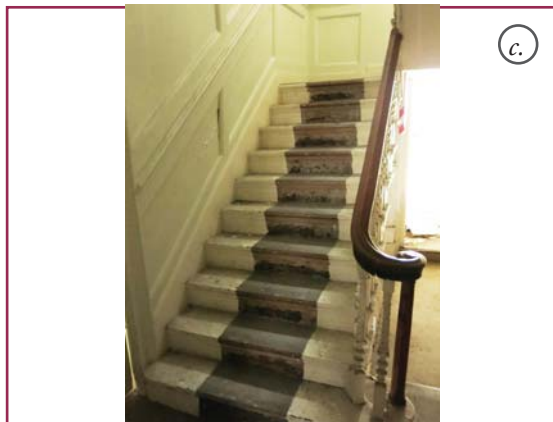
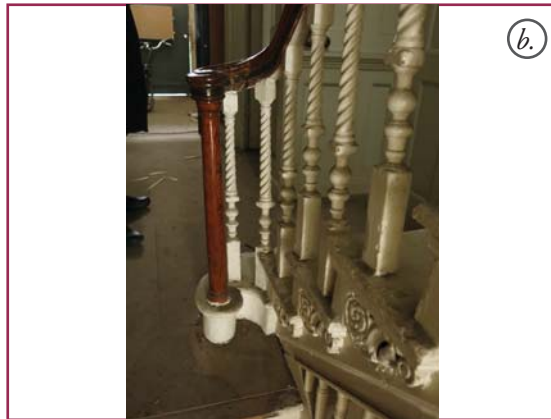
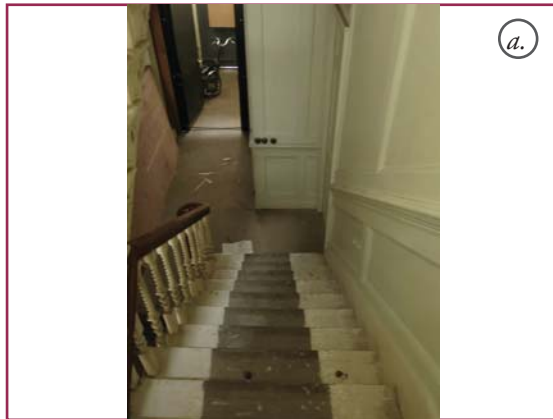
SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Walls	Light sand all existing panelling, paint with eggshell paint, colour TBC.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars. Window XW0-4 to be removed and window opening to be extended to allow access to proposed kitchen. Adjacent panelling to be made good.
Doors	Light sand and paint with eggshell paint, colour TBC.
M&E	Remove existing radiators, switches & socket plates. Install new column radiators, sockets, lighting & switches.



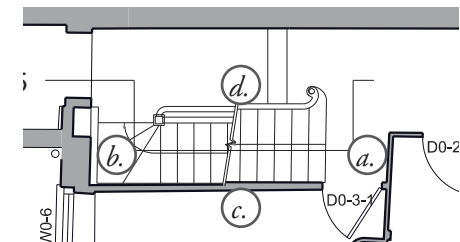
Ground floor

XR0-6 - Hallway and stair.



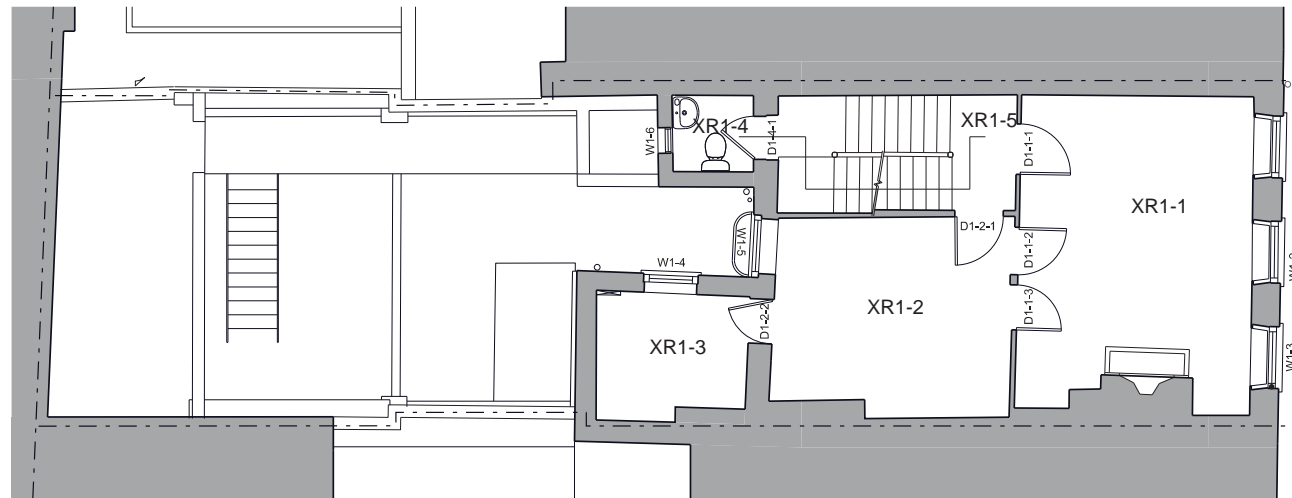
SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

	Proposed Internal Works
Walls	Light sand all existing wall panelling, paint with eggshell paint, colour TBC.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	n/a
Doors	n/a
M&E	Remove existing radiators, switches & socket plates. Install new column radiators, sockets, lighting & switches.
Stair	Remove all paint from treads, risers and balustrade. Remove latex screed from treads. Repair treads with timber. Lay new carpeted runner.



First floor

**Note: Includes significant historic interior in all spaces excluding XR1-3 and XR1-4.
All spaces (excluding XR1-3 and XR1-4) to undergo restoration and repair works.**



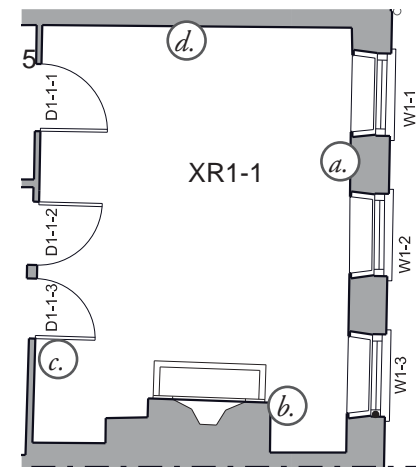
First floor

XR1-1 - Front room to be converted to Living room.



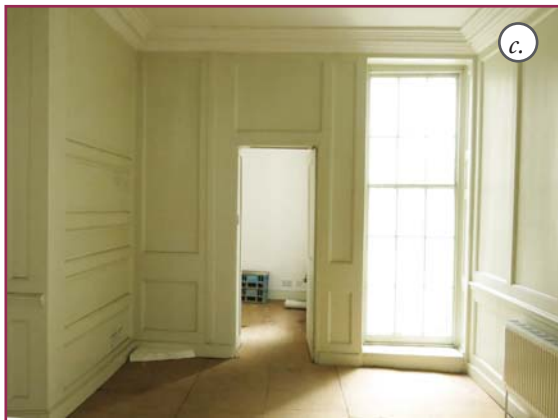
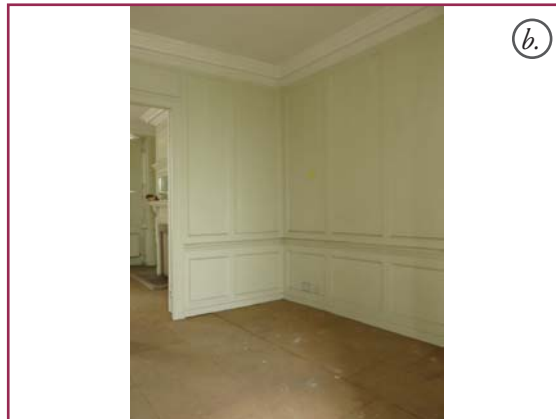
SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Walls	Light sand all existing wall panelling, paint using eggshell paint, colour TBC.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars.
Doors	Light sand and paint using eggshell paint, colour TBC.
M&E	Remove existing radiators, switches & socket plates. Install new column radiators, sockets, lighting & switches.
Fireplace	Clean firepiece and chimney. Light sand wooden elements and repaint, colour TBC.



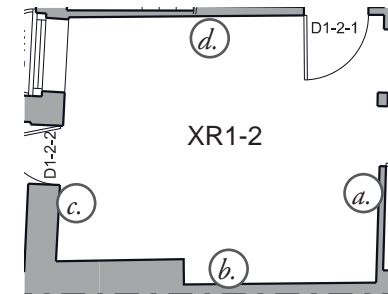
First floor

XR1-2 - Rear room to be converted to Study.



SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Walls	Light sand all existing panelling, paint with eggshell paint, colour TBC.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Light sand and repair as necessary. Repaint with eggshell paint. Colour: White.
Doors	Light sand and paint with eggshell paint, colour TBC.
M&E	Remove existing radiators, switches & socket plates. Install new column radiators, sockets, lighting & switches.
Fireplace	Remove MDF panelling, if intact clean firepiece and chimney. Install period chimneypiece and surround.



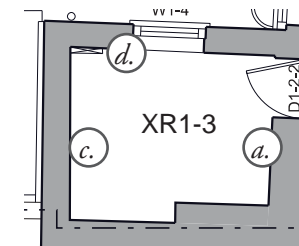
First floor

XR1-3 - Closet Wing to be converted to Library.



SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

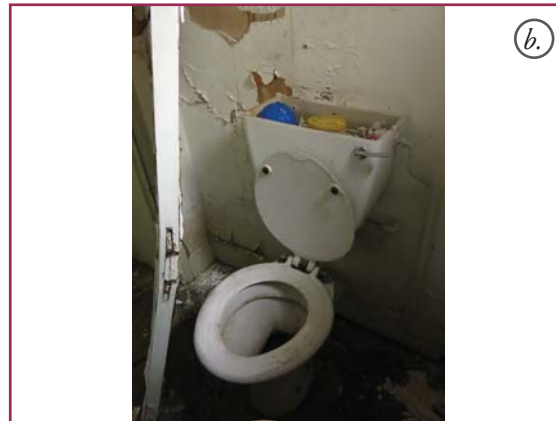
Proposed Internal Works	
Walls	Line external walls with plasterboard and skim. Paint walls. Install painted SW skirting.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars.
Doors	Light sand and paint using eggshell paint, colour TBC.
M&E	Remove existing radiators, switches & socket plates. Install new column radiators, sockets, lighting & switches.
Fireplace	Remove MDF panelling, if intact clean firepiece and chimney. Install period chimneypiece and surround.



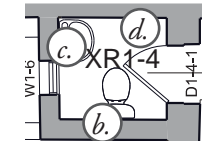
First floor

XR1-4 - To be demolished.

SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

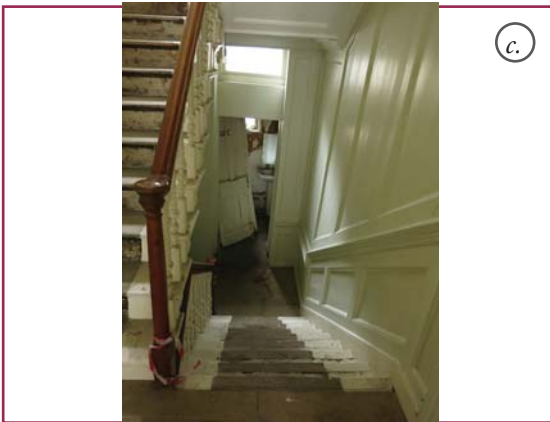
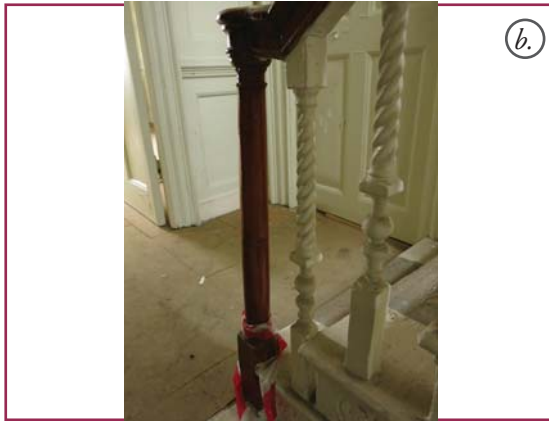


	Proposed Internal Works
Walls	To be demolished.
Floor	To be demolished.
Ceiling	To be demolished.
Windows	To be removed.
Doors	To be removed.
M&E	To be removed.



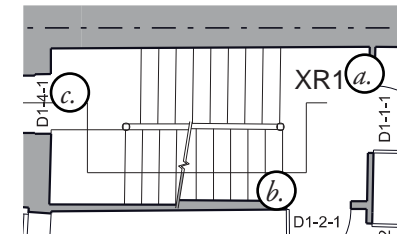
First floor

XR1-5 - Hallway and Stair



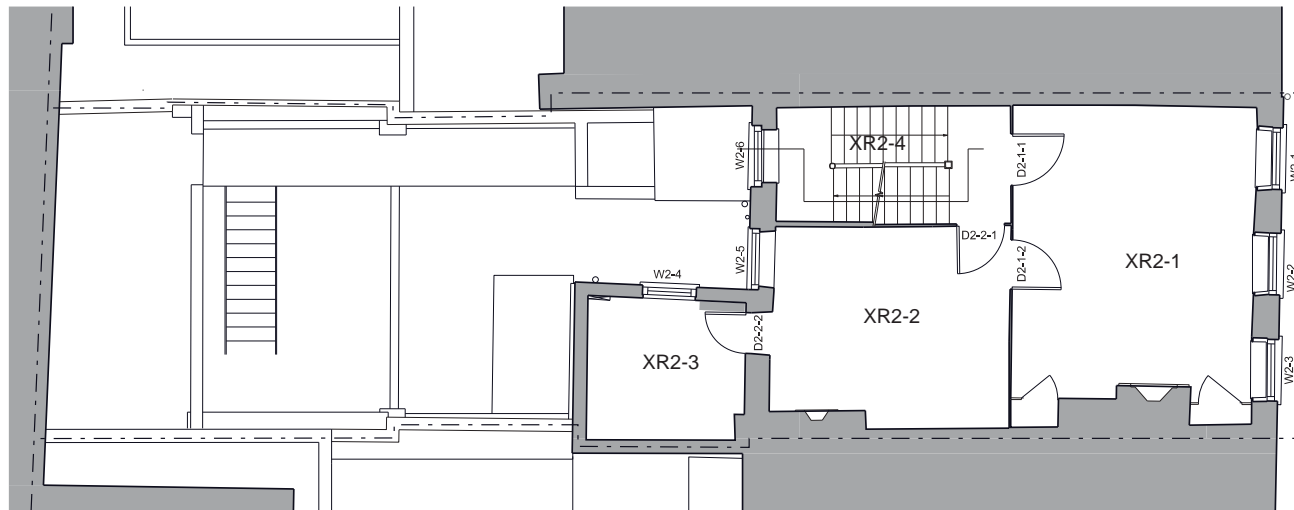
SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Walls	Light sand all existing wall panelling, paint with eggshell paint, colour TBC.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	n/a
Doors	n/a
M&E	Remove existing radiators, switches & socket plates. Install new column radiators, sockets, lighting & switches.
Stair	Remove all paint from treads, risers and balustrade. Remove latex screed from treads. Repair treads with timber. Lay new carpeted runner.



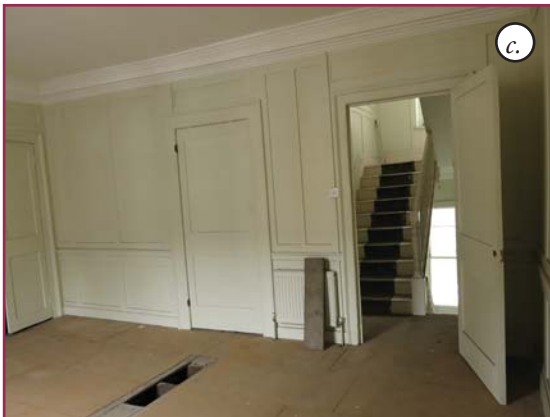
Second floor

**Note: Includes significant historic interior in all spaces excluding XR2-3.
All spaces (excluding XR2-3) to undergo restoration and repair works.**



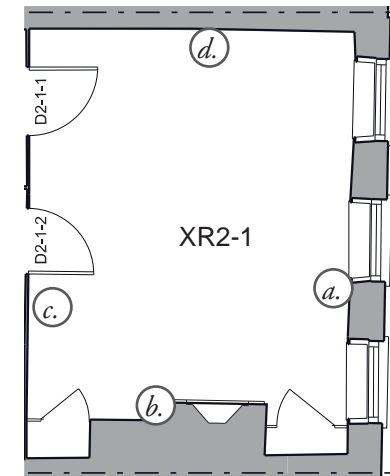
Second floor

XR2-1 - Front room to be converted to Master Bedroom.



SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Walls	Light sand all existing wall panelling, paint with eggshell paint, colour TBC.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars.
Doors	Light sand and paint using eggshell paint, colour TBC.
M&E	Remove existing radiators, switches & socket plates. Install new column radiators, sockets, lighting & switches.
Fireplace	Clean firepiece and chimney. Light sand wooden elements and repaint, colour TBC.



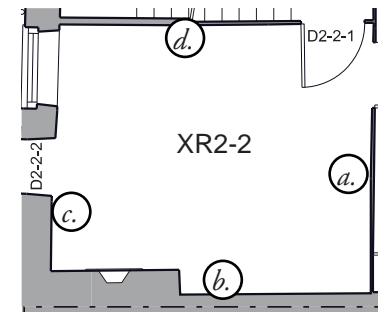
Second floor

XR2-2 - Rear room to be converted to Dressing room.



SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

	Proposed Internal Works
Walls	Light sand all existing wall panelling, paint with eggshell paint, colour TBC.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars.
Doors	Light sand and paint using eggshell paint, colour TBC.
M&E	Remove existing radiators, switches & socket plates. Install new column radiators, sockets, lighting & switches.
Fireplace	Clean firepiece and chimney. Light sand wooden elements and repaint, colour TBC.



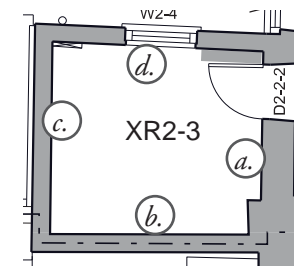
Second floor

XR2-3 - Closet Wing to be converted to En Suite.



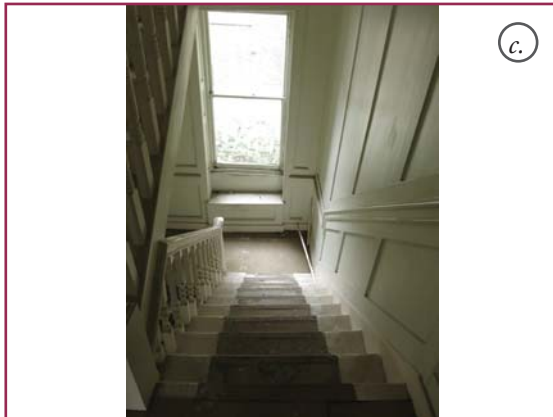
SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

	Proposed Internal Works
Walls	Line walls with plasterboard and skim. Paint and tile walls. Install painted skirting on painted walls.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars. Install secondary glazing.
Doors	Light sand and paint using eggshell paint, colour TBC.
M&E	Remove existing radiators, switches & socket plates. Install new towel radiator, sockets, lighting & switches. Install in-line extract fan.



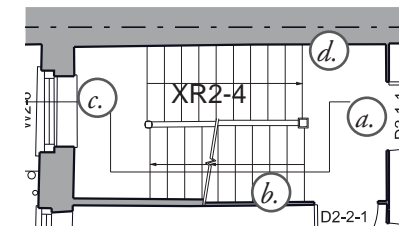
Second floor

XR2-4 - Hallway and Stair.



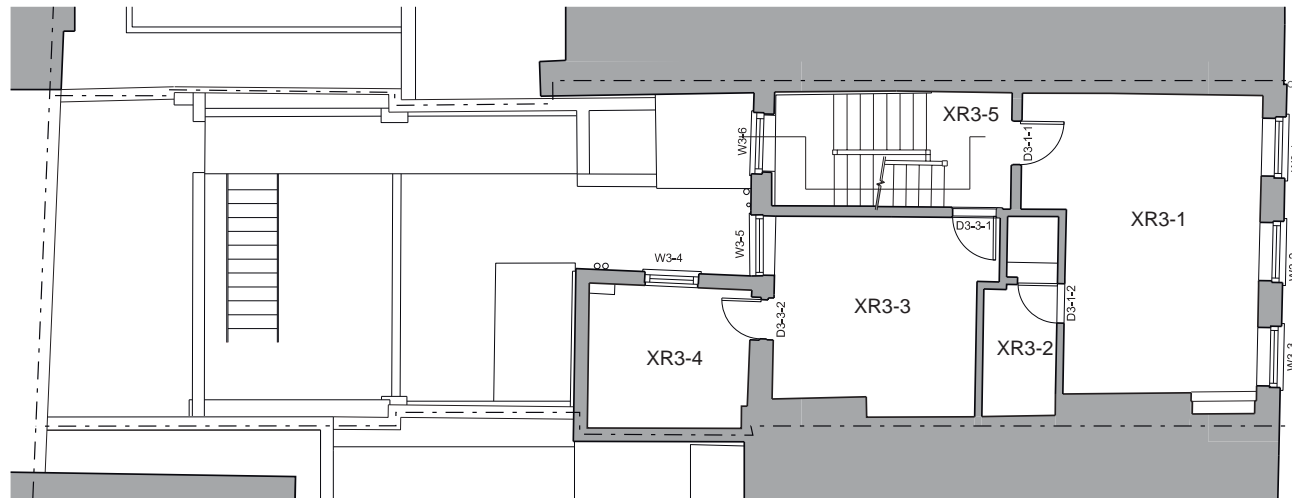
SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Walls	Light sand all existing wall panelling, paint with eggshell paint, colour TBC.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars.
Doors	n/a
M&E	Remove existing radiators, switches & socket plates. Install new column radiators, sockets, lighting & switches.
Stair	Remove all paint from treads, risers and balustrade. Remove latex screed from treads. Repair treads with timber. Lay new carpeted runner.



Third floor

Note: Contains no remaining interior elements of historical significance, excluding the staircase. Staircase to undergo restoration and repair works, modern renovation and internal works throughout the remaining rooms.



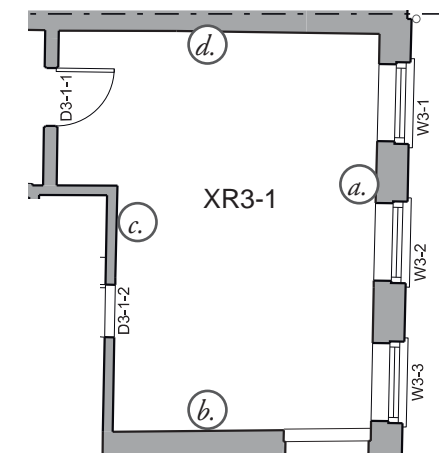
Third floor

XR3-1 - Front room to be converted to Bedrooms 4 and 5.



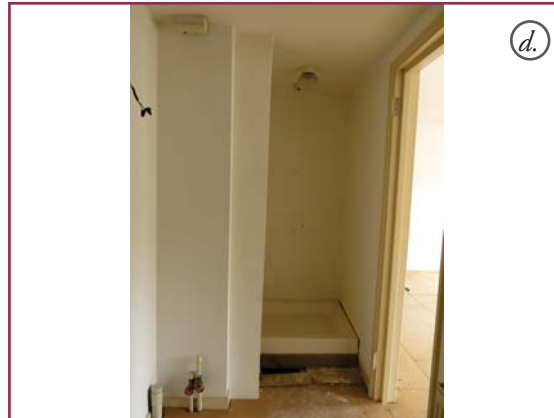
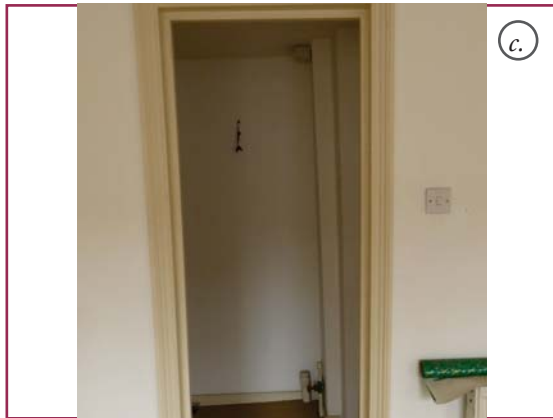
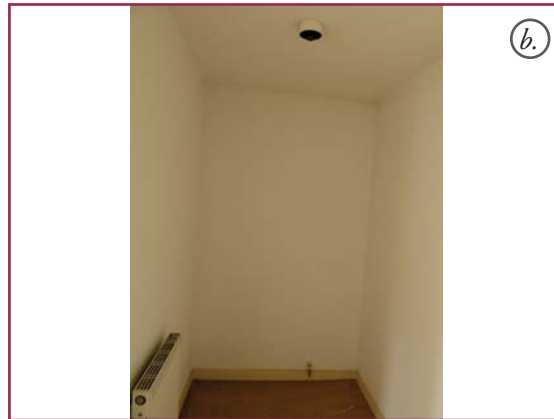
SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Walls	Line all external/party walls with plasterboard and skim. Construct new partitions, line with plasterboard and skim. Paint all walls. Install new painted SW skirting boards.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars.
Doors	Light sand and paint using eggshell paint, colour TBC. Install new door and associated ironmongery.
M&E	Remove existing radiators, switches & socket plates. Install new column radiators, sockets, lighting & switches.



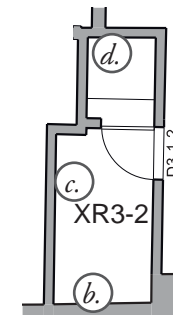
Third floor

XR3-2 - Shower room to be converted to Bathroom.



SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

	Proposed Internal Works
Walls	Construct new partitions, line with plasterboard and skim. Paint and tile walls. Install painted skirting.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars.
Doors	Install new panel door and associated ironmongery.
M&E	Remove existing radiators, switches & socket plates. Install new towel radiator, sockets, lighting & switches.



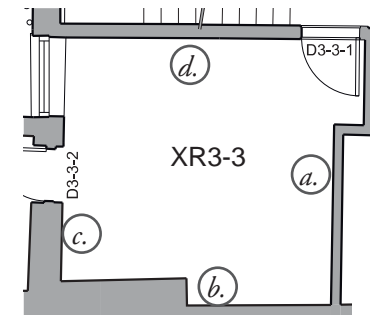
Third floor

XR3-3 - Rear room Tconverted to Bedroom 6.



SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Walls	Line all external/party walls with plasterboard and skim. Paint all walls. Install new painted SW skirting boards.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars.
Doors	Light sand and paint using eggshell paint, colour TBC.
M&E	Remove existing radiators, switches & socket plates. Install new column radiators, sockets, lighting & switches.



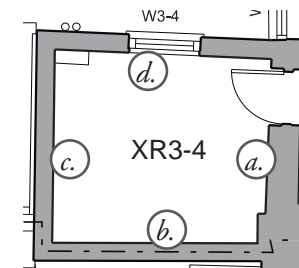
Third floor

XR3-4 - Closet Wing to be converted to En Suite.



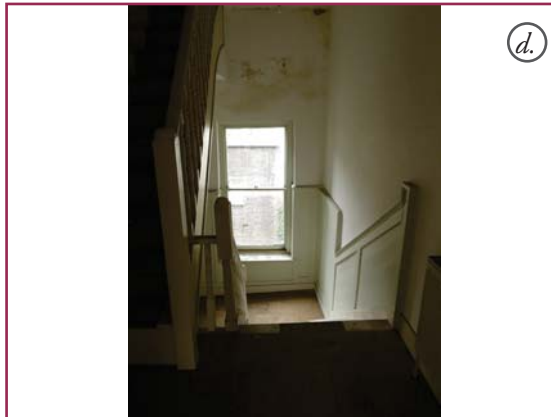
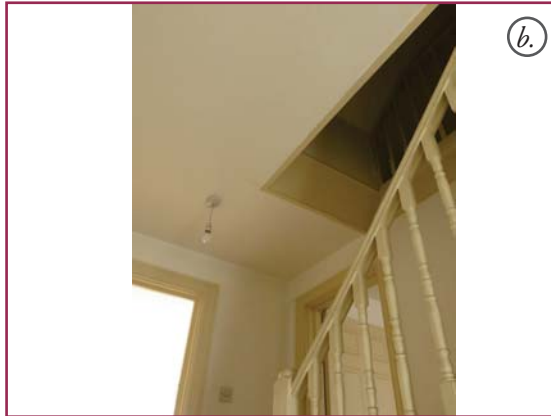
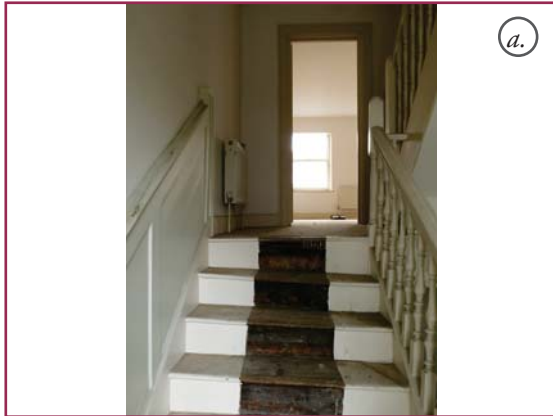
SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

Proposed Internal Works	
Walls	Line all external walls with plasterboard and skim. Tile and paint all walls. Install new painted SW skirting boards.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars. Install secondary glazing.
Doors	Light sand and paint using eggshell paint, colour TBC.
M&E	Remove existing radiators, switches & socket plates. Install new towel radiator, sockets, lighting & switches. Install in-line extract fan.



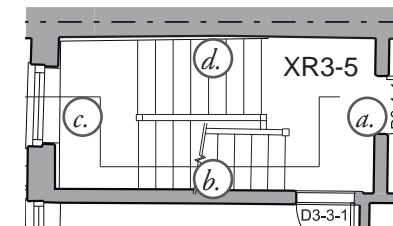
Third floor

XR3-5 - Hallway and Stair.



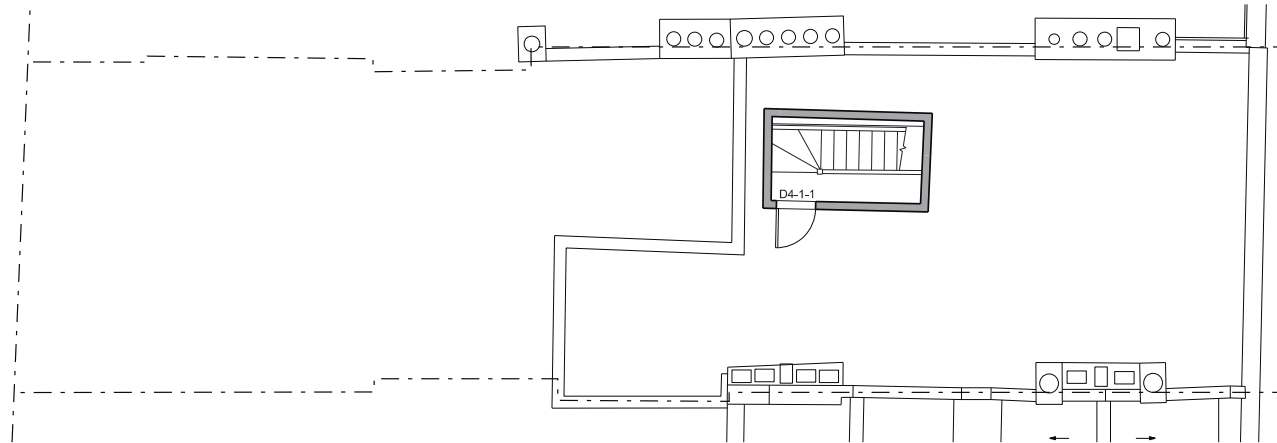
SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

	Proposed Internal Works
Walls	Light sand all existing wall panelling, paint with eggshell paint, colour TBC.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars.
Doors	n/a
M&E	Remove existing radiators, switches & socket plates. Install new column radiators, sockets, lighting & switches.
Stair	Remove all paint from treads, risers and balustrade. Remove latex screed from treads. Repair treads with timber. Lay new carpeted runner.



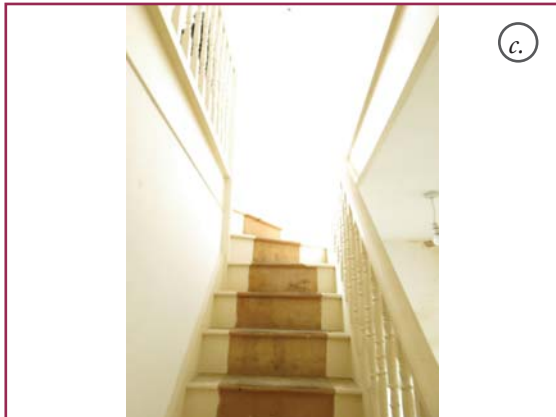
Roof

**Note: Contains no remaining elements of historical significance.
Modern renovation and internal works proposed throughout.**



Roof

XR4-1 - Stair.



SUMMARY OF WORKS ONLY, refer to 125 DOC B7 for full details

	Proposed Internal Works
Walls	Line all external/party walls with plasterboard and skim. Paint all walls. Install new painted SW skirting boards.
Floor	Remove all hardboard flooring, light sand and repair existing floorboards. Oil.
Ceiling	Sand and repaint.
Windows	Remove sliding sashes. Light sand sash boxes, shutter boxes and window boards. Install new authentic replica sliding sash windows, with window bars.
Doors	n/a
M&E	Remove existing radiators, switches & socket plates. Install new column radiators, sockets, lighting & switches.
Stair to roof	Remove modern stair and balustrade. Replace with new modern stair and balustrade.
Roof	See external works for details.

