



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

Date: February 4, 2016
Revision: *

ALL AMENDMENTS SHOWN IN RED.

Item	Specification	Comments	
UPPER GROUND FLOOR			
<u>ROOM</u>		<u>PROPOSAL</u>	<u>COMMENTS</u>
ENTRANCE LOBBY G.01	WALLS	Repair & repaint.	Repaired lath & plaster.
	FLOOR	Repair stone where required.	Original to property.
	CORNICE & CEILING	Repair & repaint.	Original to property.
	DOORS	DG.01 - Repair & repaint.	Original to property.
	WINDOWS	N/A	
	WOODWORK	Repair & repaint.	Skirting - Original in part. 21C repair.
	OTHER	Fireplace - replace fire surround with one more in-keeping with the original Adams building.	Fire original. Surround 21C Addition.
ENTRANCE LOBBY G.02	WALLS	Repair & repaint.	Original to property.
	FLOOR	Repair stone where required.	Original to property.

	CORNICE & CEILING	Repair & repaint.	Original to property.
	DOORS	DG.03 - repaint DG.04 - new door to original opening with historic architrave.	
	WINDOWS	N/A	
	WOODWORK	Repair & repaint. Remove safety glass to beneath stairs. Replace with timber.	Timber framing historic.
	OTHER	N/A	
FRONT DRAWING ROOM G.03	WALLS	Repair & repaint.	
	FLOOR	Replace engineered timber floor with timber floor more inkeeping with the property.	21C Addition
	CORNICE & CEILING	Repaint & repair where required. New cornice more in-keeping with the original Adams building.	Cornice - 21C Addition
	DOORS	N/A	
	WINDOWS	WG.01 - repaint - original shutters WG.02 - repaint - original shutters WG.03 - repaint - new shutters WG.04 - repaint - new shutters	All 21C Architraves.
	WOODWORK	New skirting and architraves more inkeeping with the original Adams building.	21C Addition
	OTHER	New fireplace more in-keeping with original Adams building.	Fireplace 21C addition.
REAR DRAWING ROOM G.04	WALLS	Repair & repaint.	

ROOM G.04	FLOOR	Replace engineered timber floor with timber floor more inkeeping with the property.	21C Addition
	CORNICE & CEILING	Repaint & repair where required. New cornice more in-keeping with the original Adams building.	Cornice - 21C Addition
	DOORS	DG.02 - repaint DG.08 - new jib door.	21C Addition
	WINDOWS	WG.05 - repaint WG.06 - repaint WG.07 - repaint	shutters 21C Addition. shutters 21C Addition. shutters 21C Addition.
	WOODWORK	New skirting and architraves more inkeeping with the original Adams building.	21C Addition
	OTHER	New fireplace more in-keeping with original Adams building.	Existing fireplace 21C addition.
BEDROOM G.05	WALLS	New timber stud partitions. New painted plaster.New painted plaster.	
	FLOOR	New floor.	
	CORNICE & CEILING	New painted plaster. Note suspended to keep room hierarchy.	
	DOORS	DG.07 - new door.	
	WINDOWS	WG.08 WG.09	21C Addition 21C Addition
	WOODWORK	New	
	OTHER	N/A	
REAR HALLWAY G.06	WALLS	New timber stud partitions. New painted plaster.	

	FLOOR	New floor.	
	CORNICE & CEILING	New painted plaster. Note suspended to keep room hierarchy.	
	DOORS	DG.05 - new DG.06 - new DG.09 -repaint.	
	WINDOWS	N/A	
	WOODWORK	New	
	OTHER	N/A	
WC G.07	WALLS	New timber stud partitions. New painted plaster.	
	FLOOR	New floor.	
	CORNICE & CEILING	New painted plaster. Note suspended to keep room hierarchy.	
	DOORS	DG.12 - new	
	WINDOWS	N/A	
	WOODWORK	New	
	OTHER	N/A	
BATHROOM G.08	WALLS	New timber stud partitions. New painted plaster.	
	FLOOR	New floor.	
	CORNICE & CEILING	New painted plaster. Note suspended to keep room hierarchy.	
	DOORS	DG.11 - new	

	WINDOWS	N/A	
	WOODWORK	New	
	OTHER	N/A	
UTILITY ROOM G.09	WALLS	New timber stud partitions. New painted plaster.	
	FLOOR	New floor.	
	CORNICE & CEILING	New painted plaster. Note suspended to keep room hierarchy.	
	DOORS	DG.10 - new	
	WINDOWS	WG.10 - repaint.	21C Addition
	WOODWORK	New	
	OTHER	N/A	