

**37 Frederick Street, London WC1X 0NB**

**UPPER MAISONETTE - PROPOSED WORKS**

**external alterations/replacements**

New black boiler flue (second floor rear elevation)  
Renewed Velux conservation rooflight (front elevation)  
Replacement timber casement windows (rear elevation dormer)

**internal alterations**

Fire upgrading to existing panelled doors to first floor front and rear rooms with Envirograf intumescent paint (not to double doors)  
Renewed maisonette entrance door and frame (ground floor)  
New storage cupboard & door under existing attic stair flight (second floor)  
Replacement of flush doors with new fire resisting timber flush doors (second & third floors)  
Selectaglaze secondary glazing system to sash windows (second floor bedroom windows)  
Plasterboard dry lining on metal studs to attic chimney breast  
Formation of inspection hatches to eaves voids (third floor attic)

Existing ceiling plasterboard upgraded throughout (1-hour fire resisting with 30 mins fire resisting in attic)  
Existing partition plasterboard upgraded throughout (1 hour or 30 mins as appropriate)  
Installation of sound reducing flooring and associated hardwood thresholds (identified on plans)  
Renewal of kitchen and bathroom  
Renewal of mechanical and electrical systems