



INTERVENTION REPORT

MONMOUTH ST

INTERVENTION REPORT



Client: Shaftesbury Covent Garden Ltd
Address: 22 Ganton Street, Carnaby, London, W1F 7FD
Date: April 2019
REF: 1923
AT: 2nd and 3rd Floor, 42 Monmouth Street, London
Written by: VT
Checked by: NH

NOTE:

1. Areas of blown and damaged plasterwork to be removed and sensitively repaired/ replaced through out the property. Where this is required, damaged areas will be hacked off, with new plasterwork applied and the walls/ceilings reskimmed and redecorated.
2. Existing balustrades to staircases to have paintwork stripped back and to be repainted.
3. Existing internal window frames to paintwork stripped back and to be repainted.

3RD FLOOR BEDROOM



Blown Plaster to walls to be removed and replaced
 Window frames to all windows in property to be restored.
 Modern door to be removed and replaced
 Modern skirting to be removed and replaced
 Modern electrical cabling to be removed and run underneath floor



Blown Plaster to walls needs to be removed and replaced
 Damp
 Modern skirting to be removed and replaced
 Modern electrical cabling to be removed and run underneath floor



3RD FLOOR BEDROOM



Cupboards to be modernised

Existing fireplace to be restored

Modern skirting to be removed and replaced

Modern electrical cabling to be removed and run underneath floor



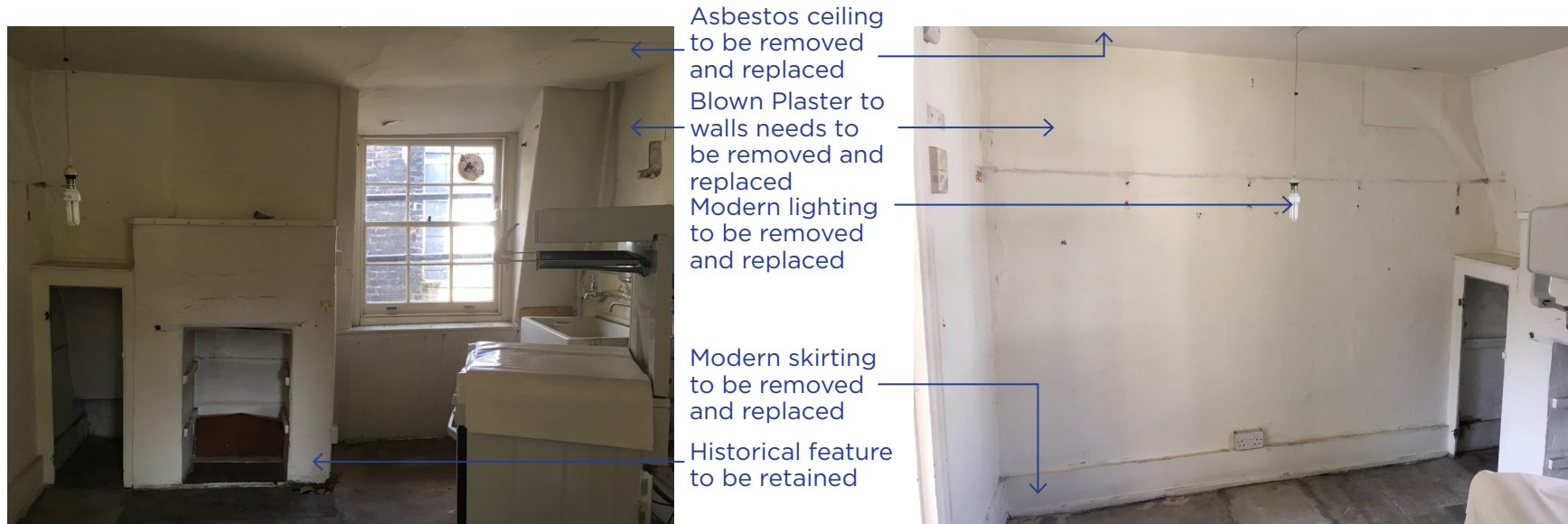
Modern lighting to be removed and replaced

Modern door to be removed and replaced

Modern skirting to be removed and replaced

If possible original floor to be restored

3RD FLOOR KITCHEN



3RD FLOOR LANDING



Blown plaster existing to most walls in property to be removed and new plaster finish applied.

Original balustrading to stair to have paint stripped back and new painted finish.

Modern balustrading replaced.

New finish to stair treads.



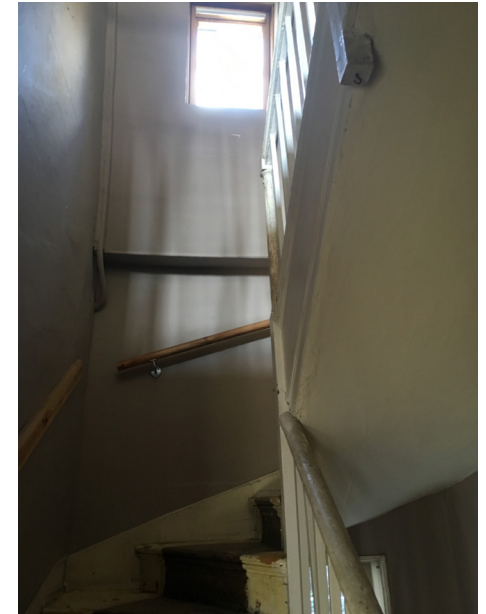
Blown plaster existing to most walls in property to be removed and new plaster finish applied.

Some walls are lathe and plaster, some are modern stud.



Original balustrading to stair to have paint stripped back and new painted finish.

New finish to stair treads.



Original balustrading to stair to have paint stripped back and new painted finish.

Modern balustrading replaced.

New finish to stair treads.

2ND FLOOR BATHROOM



Asbestos floor to entrance to bathroom to be removed. If possible original floorboards to be restored.



Modern bathroom to be removed. Walls and ceiling to be plasterboarded with skim and painted finish.

Lino to be removed from floor. If possible original floorboards to be restored.

New kitchen to be installed in this location.



Modern bathroom to be removed. Walls and ceiling to be plasterboarded with skim and painted finish.

Lino to be removed from floor. If possible original floorboards to be restored.

New kitchen to be installed in this location.

Window frames to all windows in property to be restored.



Modern stud wall separating WC and bathroom to be removed and space restored to original plan form.

Modern bathroom to be removed. Walls and ceiling to be plasterboarded with skim and painted finish.

Lino to be removed from floor. If possible original floorboards to be restored.

2ND FLOOR WC



Modern stud wall separating WC and bathroom to be removed and space restored to original plan form.

Boarding to be removed from floor. If possible original floorboards to be restored.

Redundant pipework to be removed if possible.



Boarding to be removed from floor. If possible original floorboards to be restored.

Redundant pipework to be removed if possible.



Modern lighting to be removed - new lighting to proposed kitchen to be implemented.

Redundant pipework to be removed if possible.

Window frames to all windows in property to be restored.



Original flooring beneath boarding.

2ND FLOOR LIVING ROOM



Modern lighting
to be removed
and replaced
Blown Plaster to
walls needs to be
removed

Window frames
to all windows
in property to
be restored.

Modern skirting
to be removed
and replaced

Floor finish to be
stripped back. If
possible original
floor to be
restored



Blown Plaster to
lathe and plaster
walls needs to
be removed and
replaced

Cabinets
mentioned in
listing to be
retained

Modern skirting
to be removed
and replaced

Floor finish to be
stripped back. If
possible original
floor to be
restored



2ND FLOOR LIVING ROOM



Modern cable conduits and lighting to be removed. Cabling to be run under flooring and within walls.

Damaged plasterwork to be removed and replaced.

Modern skirting to be removed and replaced.



Modern cables to be removed. Cabling to be run under flooring and within walls.

Damaged plasterwork to be removed and replaced.

Modern skirting to be removed and replaced.



Existing timber column to be retained.



Plaster skirting to be removed and replaced.

2ND FLOOR LANDING



Original balustrading to stair to have paint stripped back and new painted finish.

Modern balustrading replaced.

New finish to stair treads.



Original balustrading to stair to have paint stripped back and new painted finish.

Modern balustrading replaced.

New finish to stair treads.



Original balustrading to stair to have paint stripped back and new painted finish.

New finish to stair treads.



Window frames to all windows in property to be restored.

1ST FLOOR FLAT ENTRANCE



Entrance door to be repainted.

Modern balustrading replaced.

New finish to stair treads.

Walls to be re-skimmed and painted. Blown plaster to be removed and replastered.



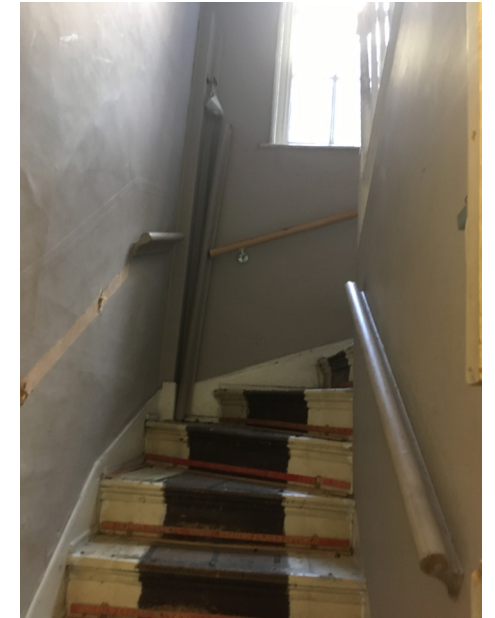
Modern balustrading replaced.

New finish to stair treads.



Modern balustrading replaced.

New finish to stair treads.



Modern balustrading replaced.

New finish to stair treads.

Walls to be re-skimmed and painted. Blown plaster to be removed and replastered.

COMMUNAL STAIR



Communal entrance and stairwell to be re-decorated.



Communal entrance and stairwell to be re-decorated.

Original balustrading to stair to have paint stripped back and new painted finish.

Modern balustrading replaced.

New finish to stair treads.



Original balustrading to stair to have paint stripped back and new painted finish.

Modern balustrading replaced.

New finish to stair treads.



Original balustrading to stair to have paint stripped back and new painted finish.

Modern balustrading replaced.

Window frames to all windows in property to be restored.