






Project 29 Great James Street

Code QA202

Date 23rd June 2022

	Change since last revision
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Revision	Issue Date	Issued for
A	26/10/21	Design team review
B	03/11/21	Planning
C	23/06/22	Planning

Code	Location	Existing Condition	Photo	Proposed Condition
Basement				
FB.01	Bed (B04)	<ul style="list-style-type: none">No fireplace. Interior used as cupboard to house boiler.		<ul style="list-style-type: none">No fireplace. Opening to be closed up and vent installed.
FG.01	Dining (G01)	<ul style="list-style-type: none">Non-original stone surround and interiorHearth concealed, condition unknown		<ul style="list-style-type: none">New stone surround, early Georgian styleCast iron slipsExposed brick firebackHearth to be assessed. If not salvageable, install new stone hearth.
FG.02	Reception (G12)	<ul style="list-style-type: none">Simple moulded mantelpieceCast iron fireboxMarble hearth		<ul style="list-style-type: none">Surround appears correct period and style. To be retained and refurbished.Basket removed.New cast iron slipsExposed brick firebackFunctioning open fire in cast iron basket
F1.01	Living (101)	<ul style="list-style-type: none">Stone regency style surround (too late for period of house)Metal slipsCast iron firebox and integrated basketStone hearth		<ul style="list-style-type: none">New stone surround, early Georgian styleCast iron slipsExposed brick firebackNew wood burning insertHearth to be assessed. If not salvageable, install new stone hearth.Functioning open fire in cast iron basket
F1.02	Office (103)	<ul style="list-style-type: none">Stone regency style surround (too late for period of house)Metal slipsCast iron firebox and integrated basketHearth obscured by finishes - condition unknown		<ul style="list-style-type: none">New stone surround, early Georgian styleCast iron slipsExposed brick firebackNew basket with biofuel burnerHearth to be assessed. If missing, install new stone hearth.

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Code	Location	Existing Condition	Photo	Proposed Condition
F2.01	Bedroom (201)	<ul style="list-style-type: none">• Simple moulded mantelpiece• Metal slips• Cast iron firebox with tiled sides and integrated basket• Hearth obscured by finishes - condition unknown		<ul style="list-style-type: none">• Surround appears of the correct period and style. To be retained and refurbished.• New cast iron slips.• Exposed brick fireback• New basket with biofuel burner
F2.02	Bathroom (205)	<ul style="list-style-type: none">• Simple moulded mantelpiece• Metal slips• Cast iron firebox• Hearth obscured by finishes - condition unknown		<ul style="list-style-type: none">• Surround and interior appear of the correct period and style. All to be retained and refurbished.• Hearth to be assessed. If missing, install new slate hearth.• New basket with biofuel burner
F3.01	Ensuite (309)	<ul style="list-style-type: none">• Plain faced surround, painted - potentially stone. Appears correct for the period.• Interior blocked		<ul style="list-style-type: none">• Surround appears of the correct period and style. To be retained and refurbished.• New cast iron slips.• Hearth to be assessed. If missing, install new stone hearth.• Exposed brick fireback• New basket with biofuel burner