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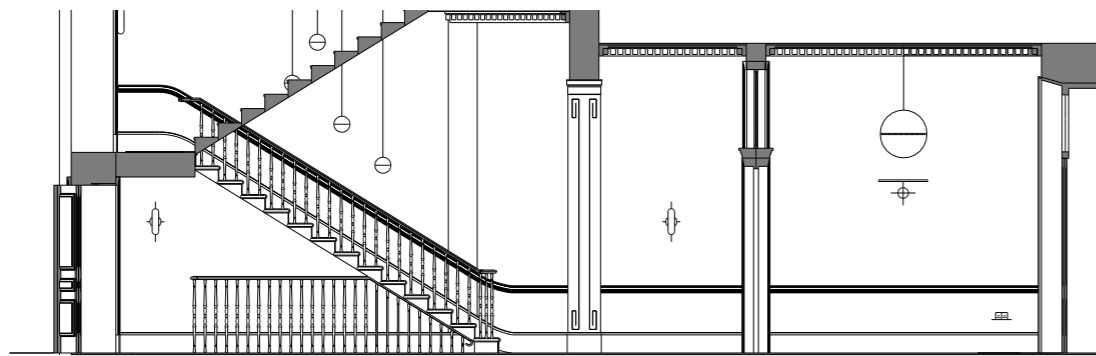
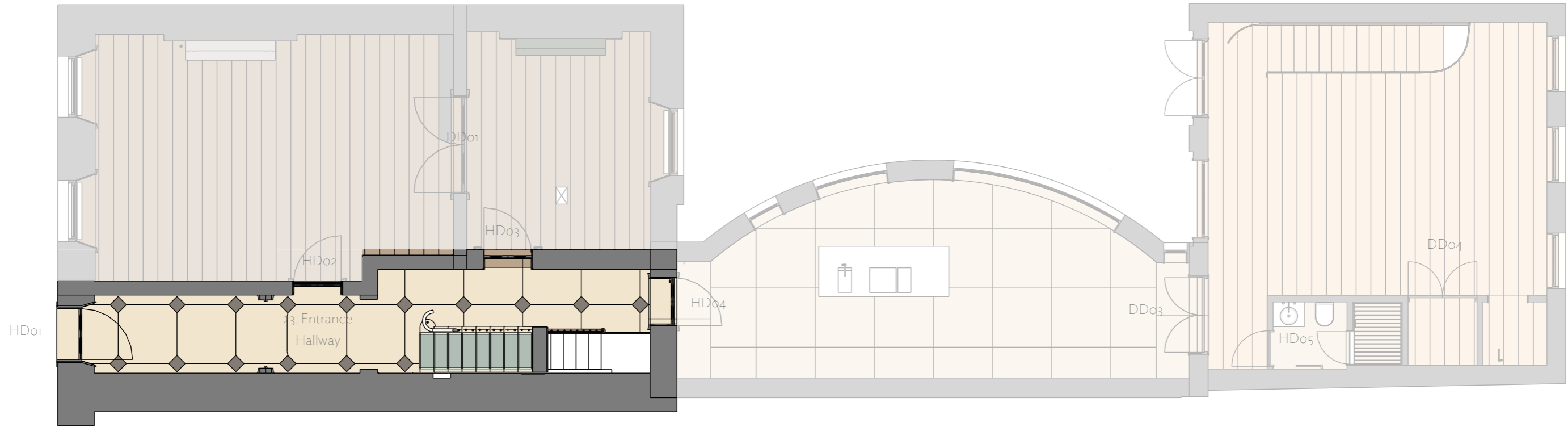
GODDARD & STUDIO

GLOUCESTER GATE
SCHEDULE OF FINISHES

REV02

AUGUST 2024

GROUND FLOOR, FINISHES
23. ENTRANCE & STAIRS



Entrance:

Floor: New Stone, Limestone, with contrast diamond laid marble inlay
Walls: Painted
Skirting: Painted. Retain original skirting, replace small area of modern skirting to match original
Dado: Painted. Replace
Cornice: Painted. Retain original
Ceilings: Painted. Retain Original

Doors:

HD01: Paint, Retain original door
HD02: Paint, New Panelled Door
HD03: Paint, New Panelled Door
HD04: Paint, New Panelled Door

Main Staircase

Treads & Risers: Retain, paint to be carefully stripped back to expose stone
Balustrade: Retain, carefully strip back and repaint ironwork
Handrail: Retain, gently sand back and refinish mahogany, carefully repair
Runner to be laid with stair rods

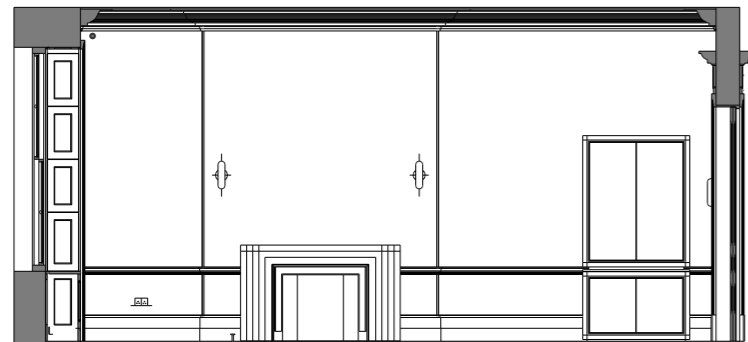
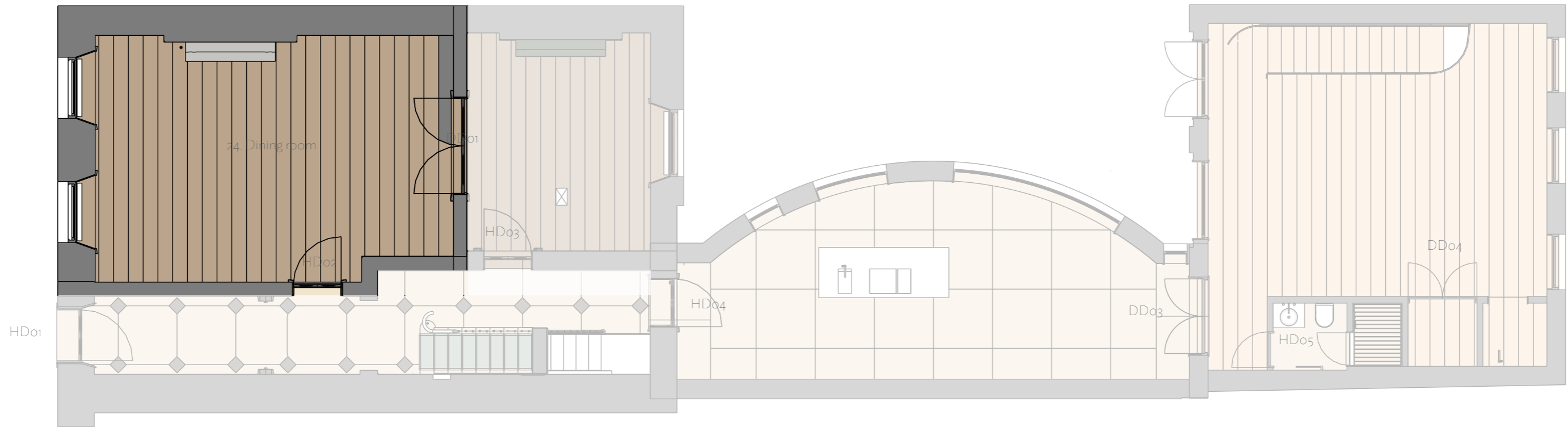
Basement Staircase

Treads & Risers: Retain, paint to be stripped back to expose stone
Balustrade: Retain, strip back and repaint ironwork. Add new Balustrade to under stair - See Interior Design Pack
Handrail: Replace with new mahogany handrail

Walls: Painted

Skirting: Painted. Retain original skirting, carefully repair where required
Dado: Painted. carefully repair where required
Cornice: Painted. Retain original
Ceilings: Painted. Retain Original

GROUND FLOOR, FINISHES
24. DINING ROOM



ELEVATION

Formal Dining

- Floor: New wide planks of engineered oak, running across the room
- Walls: Painted
- Skirtings: Painted. New Skirting AD.SBo2
- Dado : Painted. New Dado ***
- Cornice : Painted. Retain original
- Ceilings : Painted. New plasterboard

Doors :

- HD02: Paint, new panel door.
- DD01: Painted, New Panelled Double Doors, new opening & Door Header - Painted.

Fireplace: New marble surround

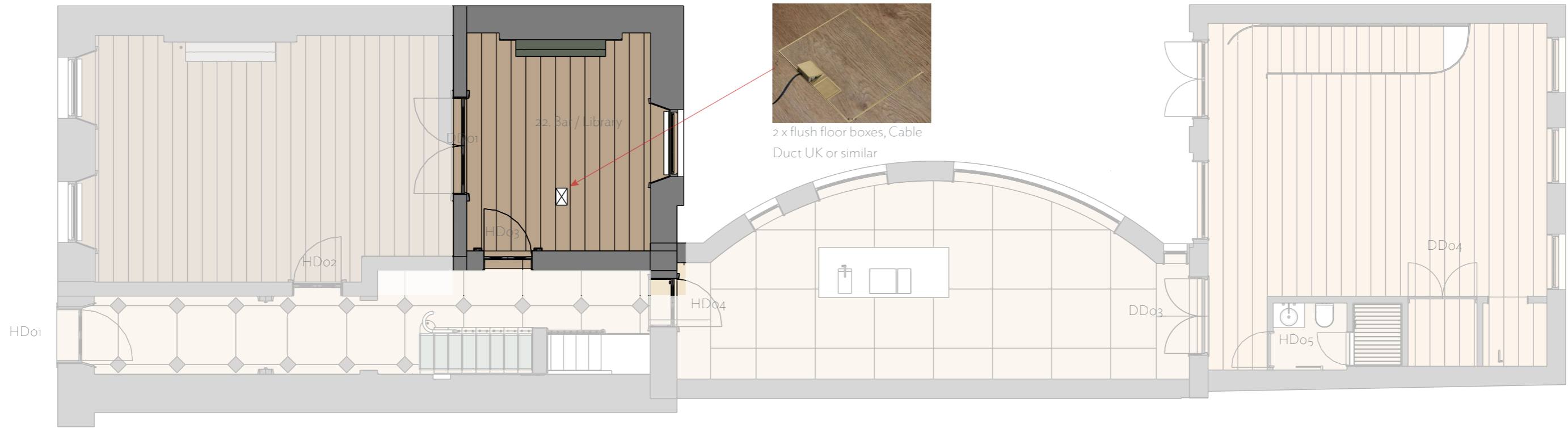
Hearth: New marble hearth laid flush with timber floor

Windows - Paint, retain, repair where required

Window Shutters - Paint, retain, repair where required

Window Radiator Covers - Paint & metal mesh. New

GROUND FLOOR, FINISHES
22. BAR / LIBRARY



Bar Library

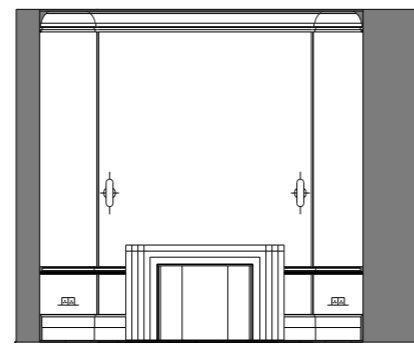
Floor: New wide planks of engineered oak, running across the room (note flush floor box located in room)
 Walls: Painted or wallpaper
 Skirting: Painted. New Skirting AD.SBo2
 Dado : Painted. Replace
 Cornice : Painted. Retain original
 Ceilings : Painted. New plasterboard

Doors:

HD03: Paint, New panelled door. Repair existing architrave
 DD01: Painted, New Panelled Double Doors
 New opening & Door Header - Painted, see Interior Design Detail Pack

Fireplace: New marble surround

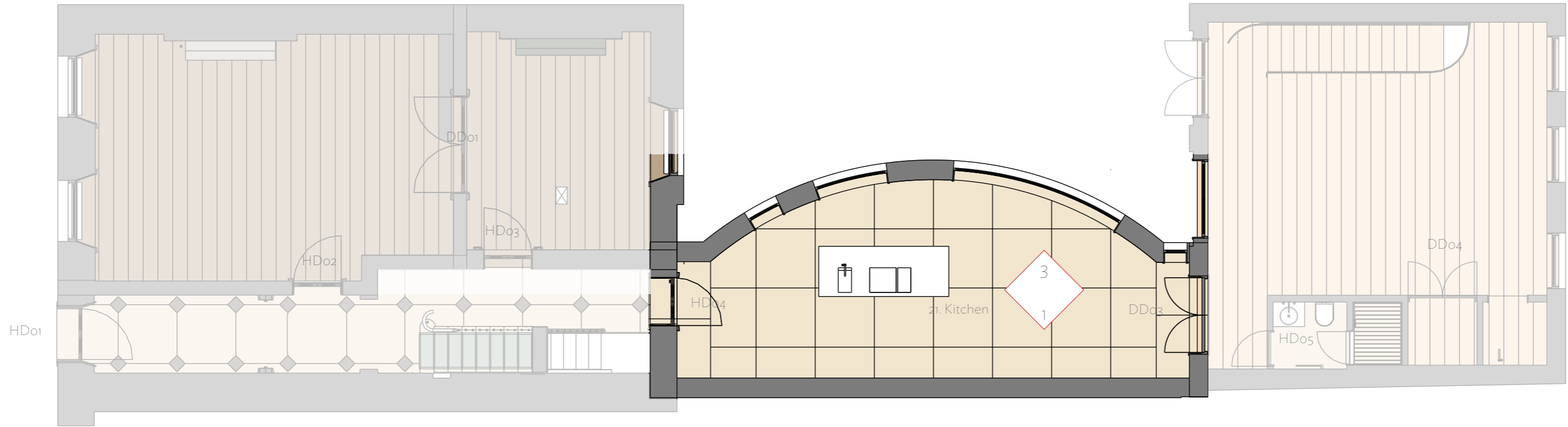
Hearth: New marble hearth laid flush with timber floor



ELEVATION

Windows - Paint, retain, repair where required
 Window Shutters - Paint, retain, repair where required
 Window Radiator Covers - Paint & metal mesh. New, See joinery drawing

GROUND FLOOR, FINISHES
21. KITCHEN



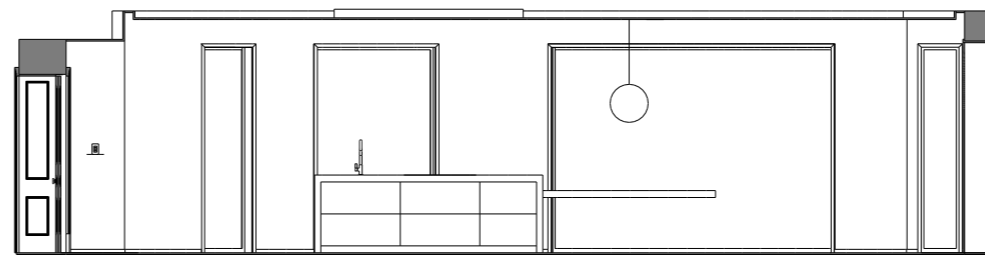
Kitchen

Floor: large format tile
Walls: Painted
Skirting: Timber
Cornice: N/A
Ceilings: Painted

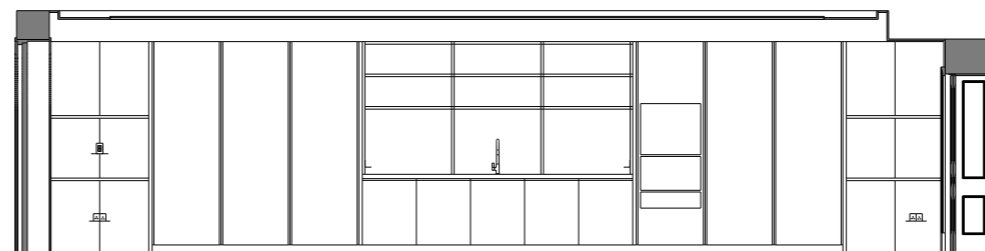
Doors:
HD04: Paint, New panelled door. Repair existing architrave & lining
DD03: Timber flat panel arched double doors

Joinery
Cabinets: combination of timber and metal fronts
Counter tops: Marble or Quartzite

Windows - See architects drawings
Window Reveals: timber lined openings

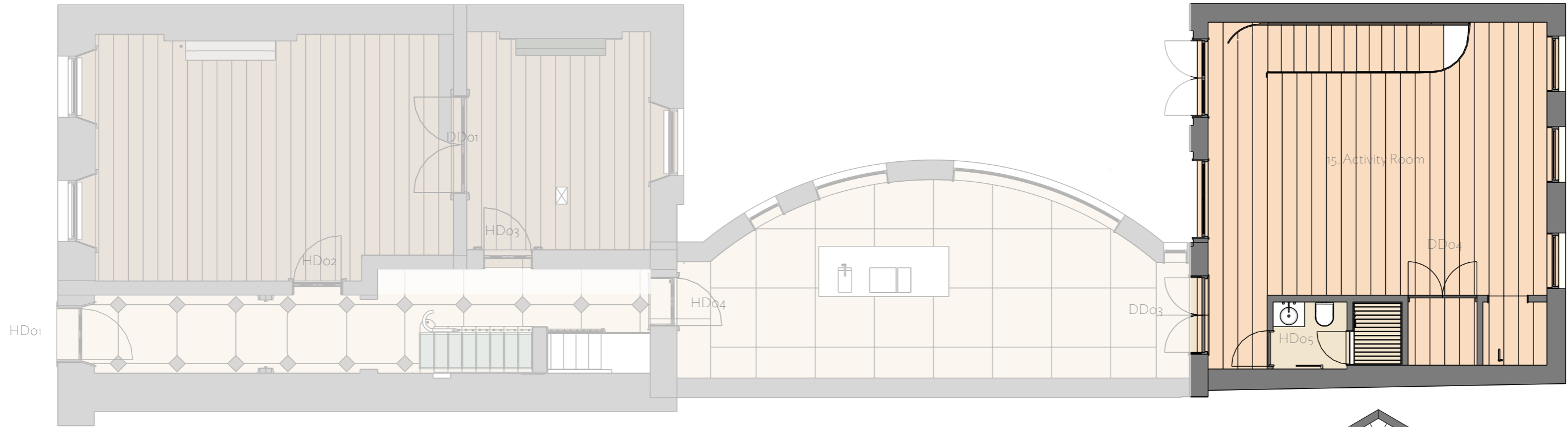


ELEVATION 03



ELEVATION 01

GROUND FLOOR, FINISHES
15. ACTIVITY ROOM



Mews Activity Room

Floor: Wood effect tile
Walls: Painted/specialist plaster
Skirting: Timber
Cornice: Timber ledge with curtain rail & lighting integrated
Ceilings: Timber slats to underside of ceiling, retention of original trusses & new skylight

Doors:
HD05: paint & plaster jib door with concealed architrave
DD04: plaster & plaster double jib doors

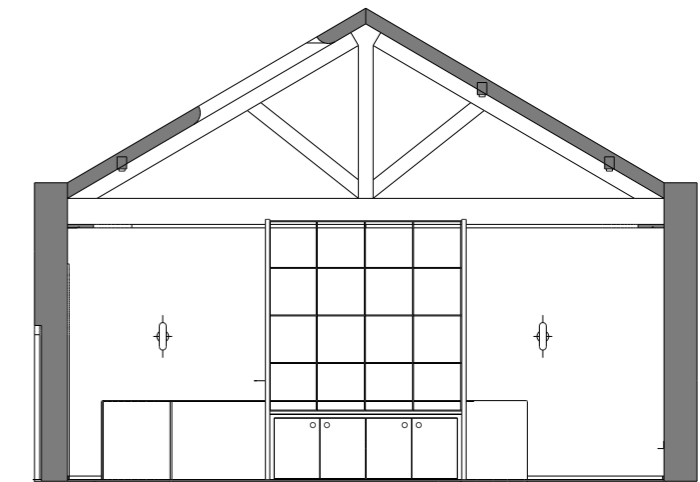
Joinery
Cabinet & shelves: timber or laquered
Counter tops: Marble or man made stone

Arch Windows - See architects drawings
Arch Window Reveals: timber lined openings
Sash windows: - Painted, see architect's drawings
Sash reveal: timber lined

Bathroom

Floor: Tile
Walls: Tile
Skirting: N/A
Cornice: N/A
Ceilings: painted plaster ceiling with round skylight (internal) to shower

Kitchenette:
Cabinet & shelves
Counter tops: Marble or man made stone

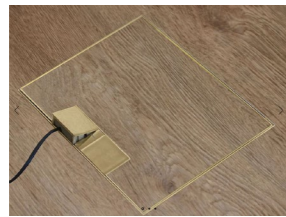


ELEVATION 03

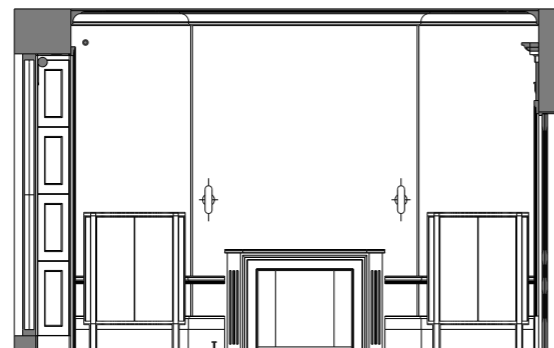
FIRST FLOOR, FINISHES
30. FORMAL RECEPTION



Slots in floor below windows, to allow heating air flow



2 x flush floor boxes, Cable Duct UK or similar



ELEVATION 03

Formal Reception

Floor: New wide planks of engineered oak, running front to back
 Walls: Painted
 Skirting: Painted. New Skirting AD.SBo2
 Dado: Painted. Replace
 Cornice: Painted. Retain original
 Ceilings: Painted. New plasterboard

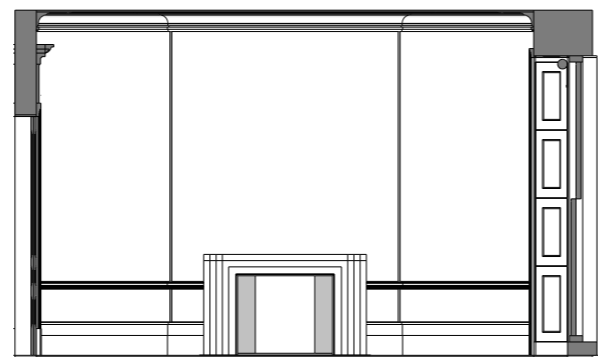
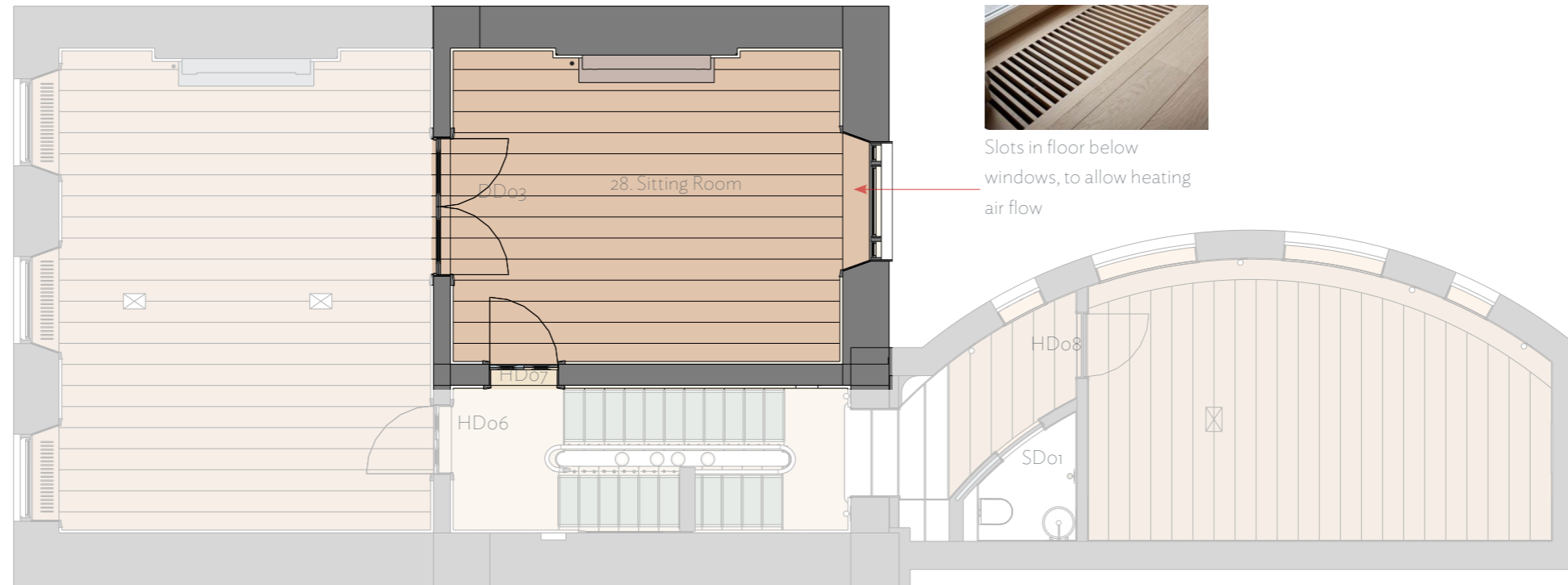
Doors:
 HDo6: Paint, new panelled door, New architraves, See AD.A.01
 DD03: Painted, New Panelled Double Doors
 New opening & Door Header - Painted, see J.1F.01.02

Fireplace: New marble surround
 Hearth: New marble hearth laid flush with timber floor

Joinery: 2 new joinery pieces, to house the FCU. See joinery drawings

Windows - Paint, retain, repair where required
 Window Shutters - Paint, retain, repair where required

FIRST FLOOR, FINISHES
28. SITTING ROOM



ELEVATION 03

Sitting Room

Floor: New wide planks of engineered oak, running front to back
 Walls: Painted or Wallpaper
 Skirting: Painted. New Skirting AD.SBo2
 Dado : Painted. Replace
 Cornice : Painted. Retain original
 Ceilings : Painted. New plasterboard

Doors :

HD07: Paint, new panelled door
 DD03: Painted, New Panelled Double Doors
 New opening & Door Header - Painted, see J.1F.01.02

Fireplace: New marble surround
 Hearth: New marble hearth laid flush with timber floor

Windows - Paint, retain, repair where required
 Window Shutters - Paint, retain, repair where required

FIRST FLOOR, FINISHES
29. STAIRS & LANDING STEPS

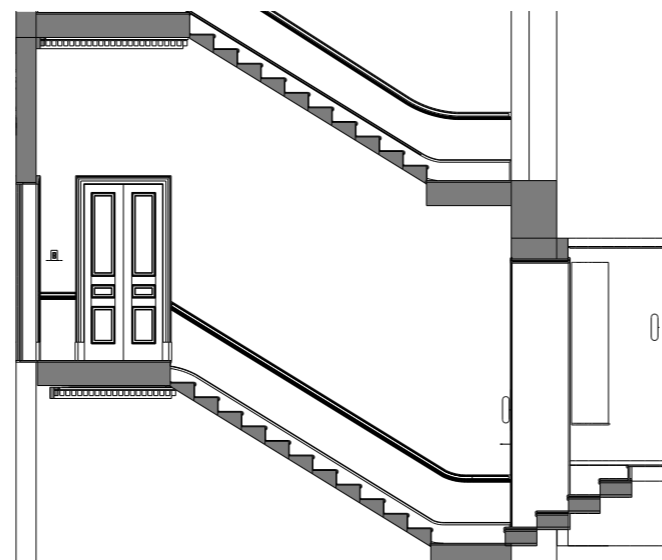


Main Stairs

- Treads & Risers: Restore & repair existing stone
- Carpet Runner to stair flights, with stair rods
- Walls: Painted
- Skirting/Stronger: Painted. Retain existing
- Dado : Painted. Retain existing
- Cornice : Painted. Retain original
- Ceilings : Painted. Retain Original
- Balustrade: Retain, strip back and repaint ironwork
- Handrail : Retain, gently sand back and refinish mahogany, carefully repair

Doors :

- HD06: Paint, new panelled door
- HD07: Paint, new panelled door



ELEVATION 02

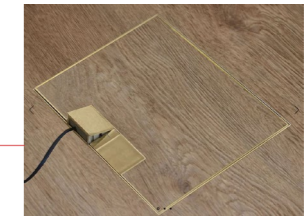
Landing steps to study,

- Steps: new marble steps
- Walls: Painted & Timber panels
- Skirting/Stringer: Painted. Retain existing
- Opening reveal : New lining, painted
- Ceilings : Painted

Doors :

- HD08: New timber flat panel door
- SD01: New timber curved door

FIRST FLOOR, FINISHES
27. STUDY



2 x flush floor boxes, Cable Duct UK or similar

Study

Floor: Wide planks of engineered oak, running across the room (note flush floor box located in room)
Walls: Painted or wallpaper, Timber panels to back wall
Skirting: Timber
Ceilings: Painted. New plasterboard

Doors:

HD08: Timber flat panel door, timber architrave

Windows: See architects drawings

Window reveals (internally) - timber lined

WC

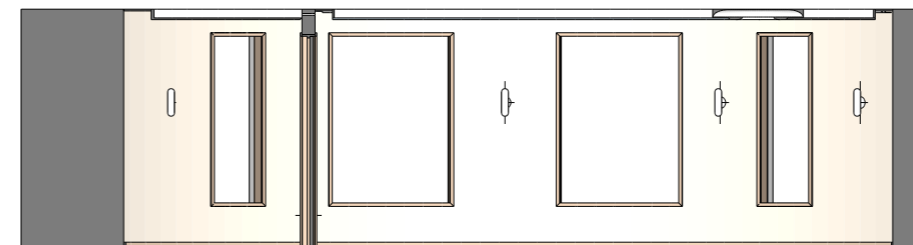
Floor: Tile or marble floor
Walls: tile or marble, with mirror set into wall above vanity, and mirrored doors above WC
Ceilings: Painted. New plasterboard, with access panel

Study Corridor:

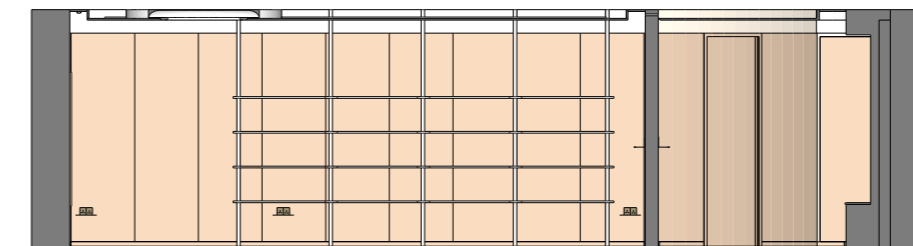
SDo1: Timber curved sliding door, timber architrave
Floor: Wide planks of engineered oak, set across the room (note flush floor box located in room)
Steps: Marble
Walls: Painted or wallpaper
Skirting: Timber
Ceilings: Painted. New plasterboard

Windows: See architects drawings

Window reveals (internal) - timber lined

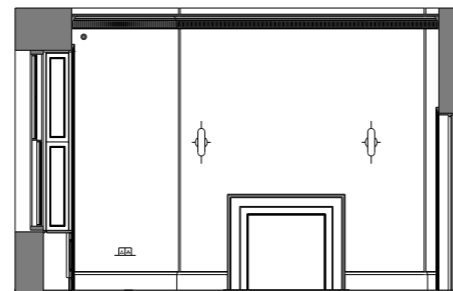


ELEVATION 02



ELEVATION 04

SECOND FLOOR, FINISHES
34. MASTER BEDROOM



ELEVATION 03

Master Bedroom

Floor: New wide planks of engineered oak, running across room

Walls: Paint or wallpaper

Skirting: Painted. New Skirting

Dado: N/A

Cornice: New, painted

Ceilings: Painted. New plasterboard

Doors:

HD09: Paint, new panelled door

HD10: Paint, new panelled door

Fireplace: New marble surround

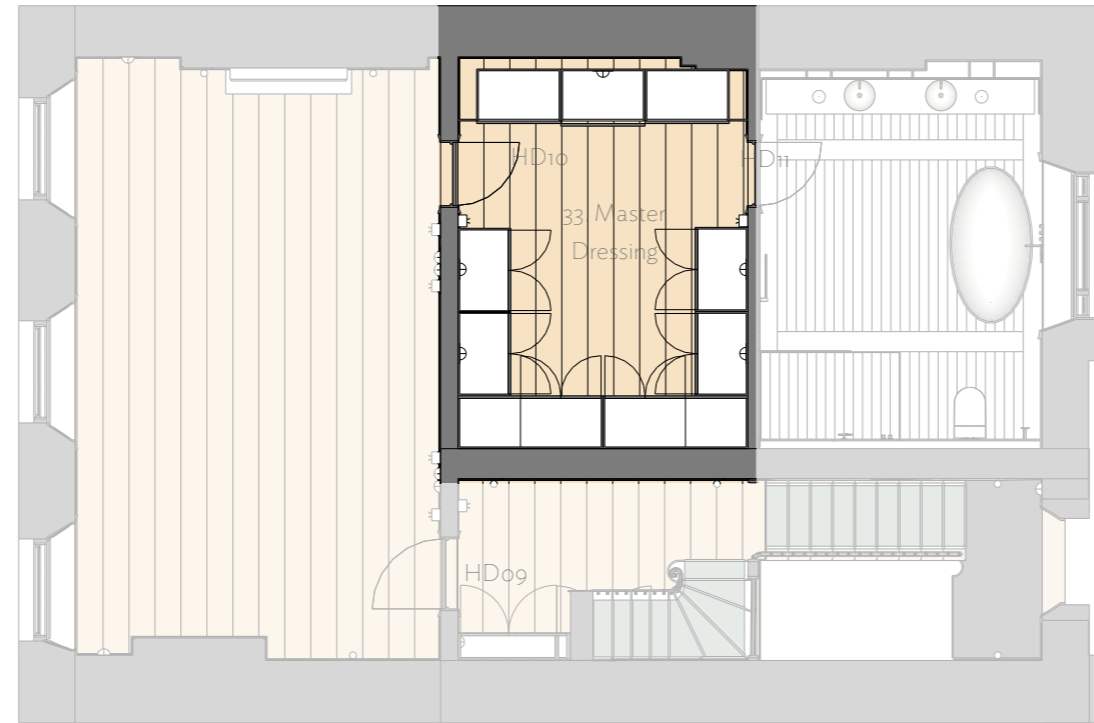
Hearth: New marble hearth laid flush with timber floor

Windows - Paint, retain, repair where required

Window Shutters - Paint, retain, repair where required

Window radiator covers: paint & metal mesh

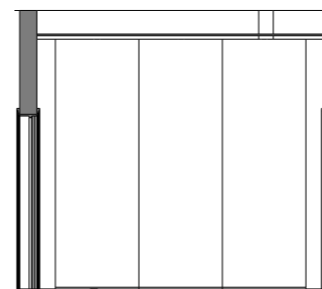
SECOND FLOOR, FINISHES
33. MASTER DRESSING



Master Dressing
 Floor: New wide planks of engineered oak, running across the room
 Walls: Paint or wallpaper
 Skirting: Painted. New Skirting
 Dado: N/A
 Cornice: N/A
 Ceilings: Painted. New plasterboard

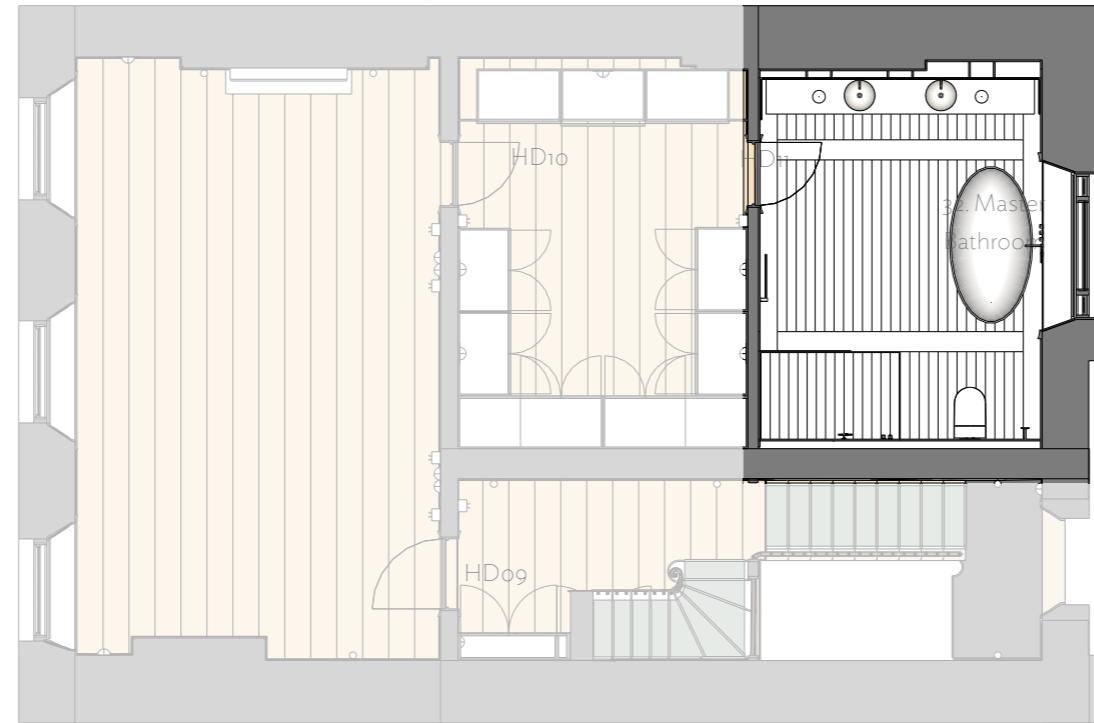
Doors:
 HD10: Paint, new panelled door
 HD11: Paint, new panelled door

Joinery: Finishes TBC, but likely a combination of mirror, timber & Lacquer



ELEVATION 03

SECOND FLOOR, FINISHES
32. MASTER BATHROOM

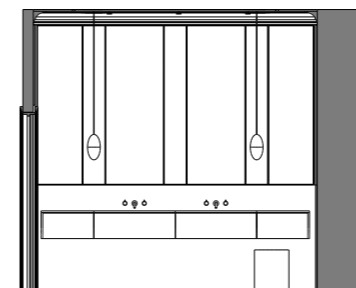


Master Bathroom
 Floor: Marble or Stone
 Walls: Marble or Stone
 Skirting: N/A
 Cornice: New, Painted
 Ceilings: Painted, New plasterboard

Doors:
 HD11: Paint, new panelled door

Joinery:
 Vanity: timber with stone top
 Medicine Cabinet: Mirror & Metal

Windows - Paint, retain, repair where required
 Window Shutters - Paint, retain, repair where required
 Window radiator covers: paint & metal mesh, marble top



ELEVATION 03

SECOND FLOOR, FINISHES
35. STAIRS & HALLWAY

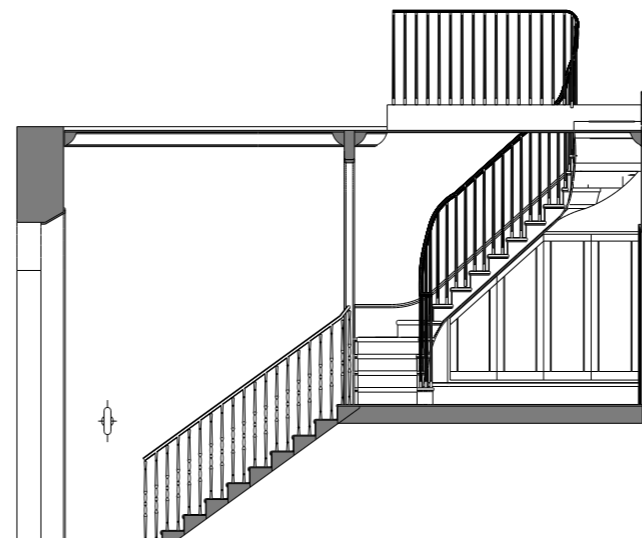


Hallway

Floor: Stone final tread to main stair, then engineered timber planks
Walls: Painted
Skirting: New, Painted
Cornice: Retain, Painted
Ceilings: Retain, painted
Dado: Retain, Painted

Doors:
HD09: Paint, new panelled door

Secondary Stairs:
Treads & Risers: New timber stair, painted
Carpet Runner to stair
Balustrade: New ironwork, painted
Handrail: New mahogany handrail
Skirting/Stringer: Painted. Retain existing



ELEVATION 01

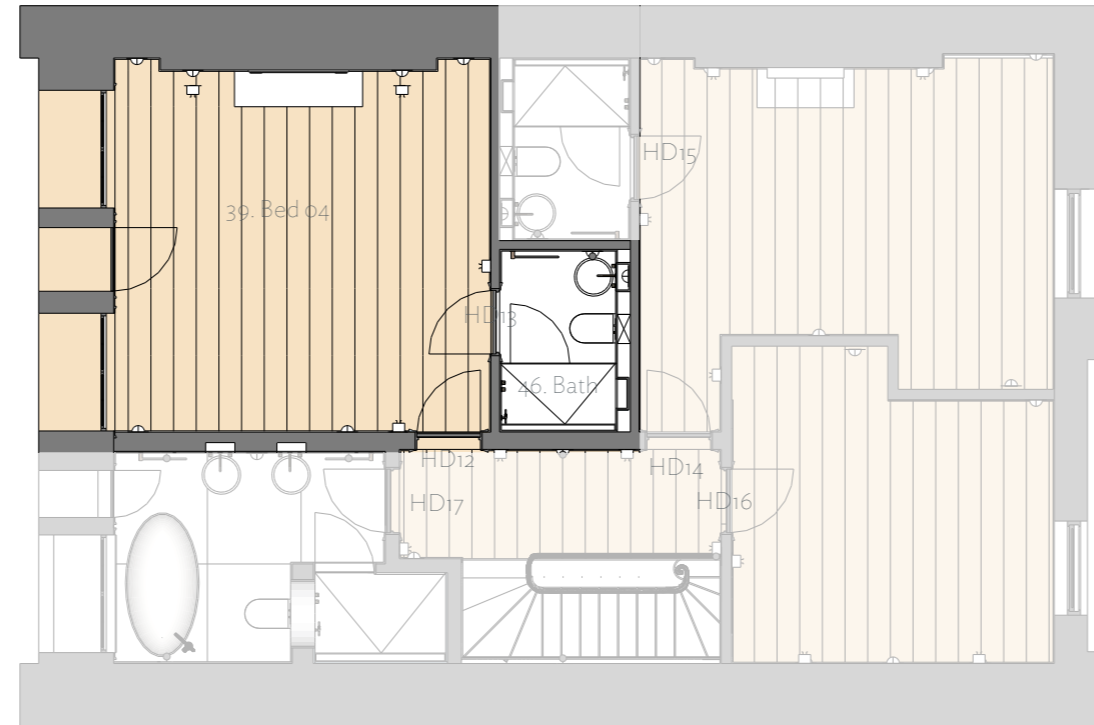
Main Stairs

Treads & Risers: Restore & repair existing stone
Carpet Runner to stair flights, with stair rods, no runner to landing
Balustrade: Retain, strip back and repaint ironwork
Handrail: Retain, gently sand back and refinish mahogany, carefully repair
Walls: Painted
Skirting/Stringer: Painted. Retain existing
Dado: Painted. Retain existing
Cornice: Painted. Retain original
Ceilings: Painted. Retain Original

Doors:
HD09: Paint, new panelled door

Window: New Window, see architects drawings - painted
Window reveal: painted

THIRD FLOOR, FINISHES
39&46 BED & BATH 04



Bed 04

Floor: New wide planks of engineered oak, running across room
 Walls: Paint or wallpaper
 Skirting: Painted. New Skirting
 Dado: N/A
 Cornice: N/A
 Ceilings: Painted. New plasterboard

Doors:

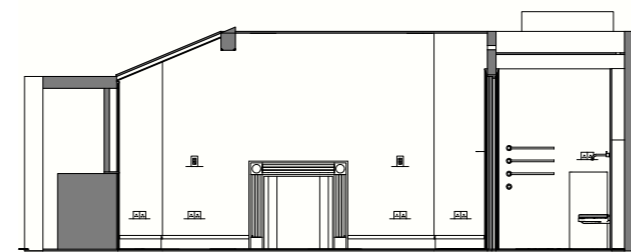
HD12: Paint, new panelled door
 HD13: Paint, new panelled door

Fireplace: New marble surround

Hearth: New marble hearth laid flush with timber floor

Windows - Paint, retain, repair where required

Window Joinery: Paint

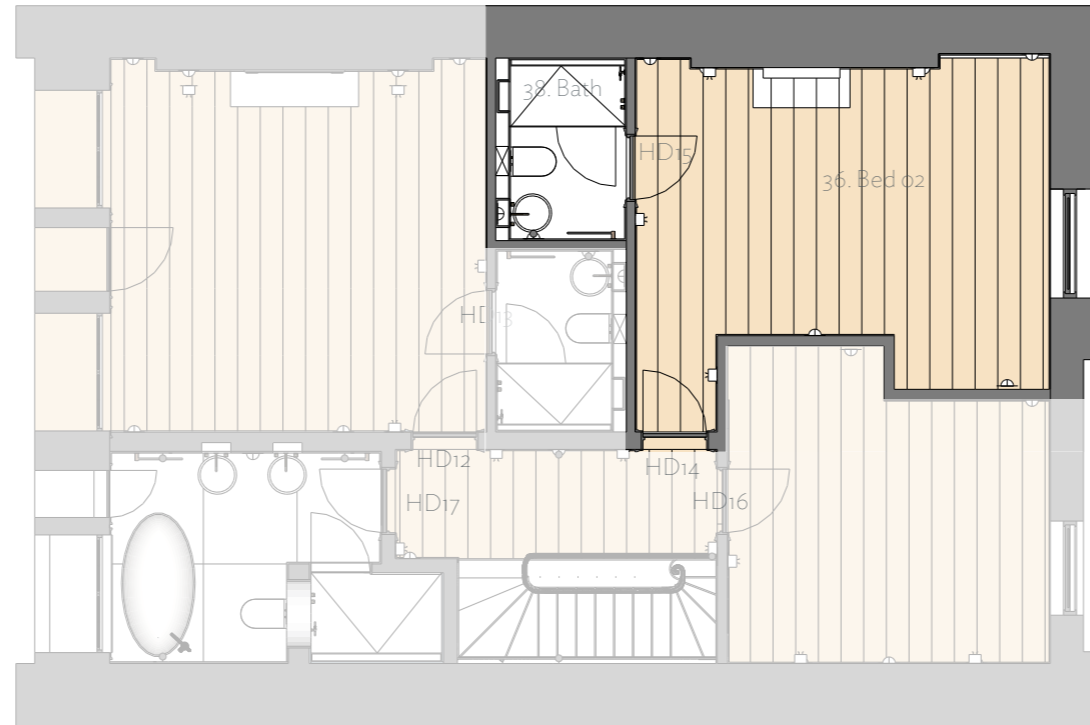


ELEVATION 06

Bath 04

Floor: Tile or Stone
 Walls: Tile or Stone
 Cornice: N/A
 Ceilings: Painted. New plasterboard, with skylight

THIRD FLOOR, FINISHES
36 & 38 BED & BATH 02



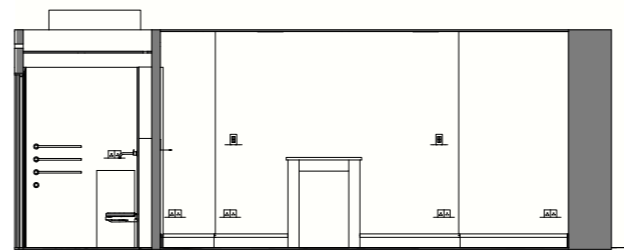
Bed 02

Floor: New wide planks of engineered oak, running across room
 Walls: Paint or wallpaper
 Skirting: Painted. New Skirting
 Dado: N/A
 Cornice: N/A
 Ceilings: Painted. New plasterboard

Doors:
 HD14: Paint, new panelled door
 HD15: Paint, new panelled door

Fireplace: Existing surround
 Hearth: New marble hearth laid flush with timber floor

Windows - Paint, retain, repair where required

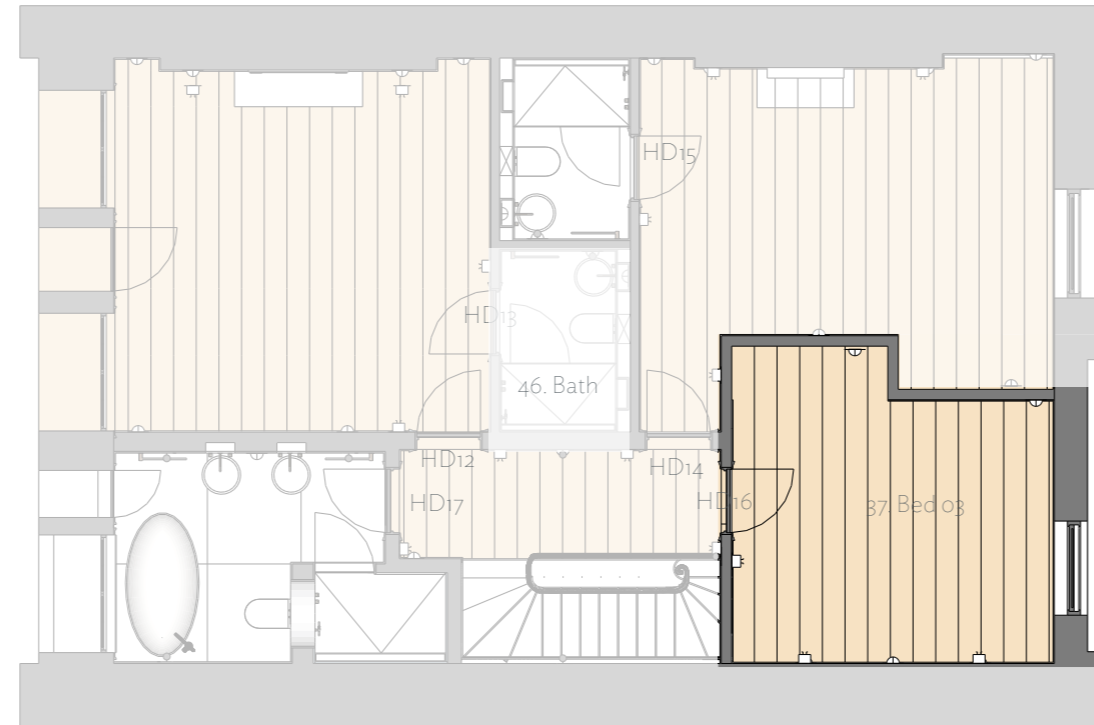


ELEVATION 06

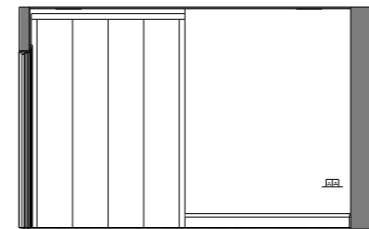
Bath 02

Floor: Tile or marble
 Walls: Tile or marble
 Cornice: N/A
 Ceilings: Painted. New plasterboard, with skylight

THIRD FLOOR, FINISHES
37 BED 03



Bed 03
 Floor: New wide planks of engineered oak, running across room
 Walls: Paint or wallpaper
 Skirting: Painted. New Skirting
 Dado: N/A
 Cornice: N/A
 Ceilings: Painted. New plasterboard

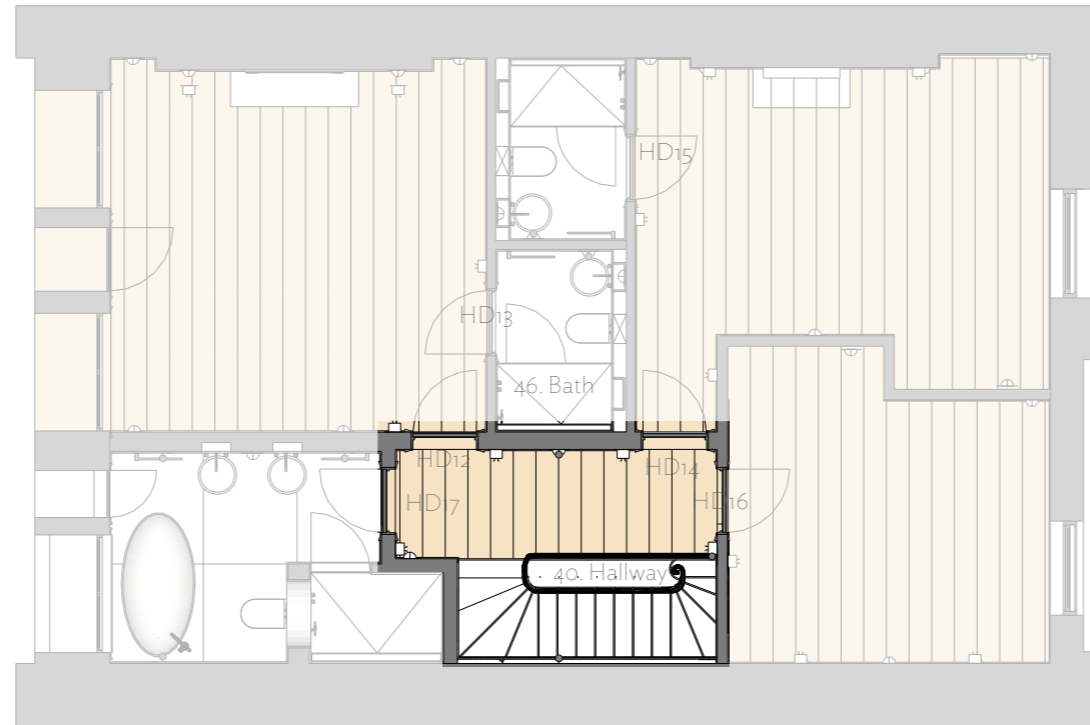


ELEVATION 03

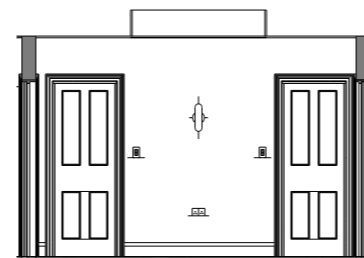
Doors:
 HD16: Paint, new panelled door

Windows - Paint, retain, repair where required

THIRD FLOOR, FINISHES
40 HALLWAY



Secondary Stairs:
Treads & Risers: New timber stair, painted
Carpet Runner to stair
Balustrade: New ironwork, painted
Handrail : New mahogany handrail
Skirting/Stringer: Painted. Retain existing

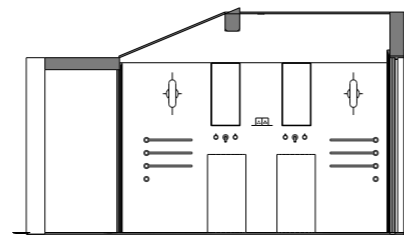
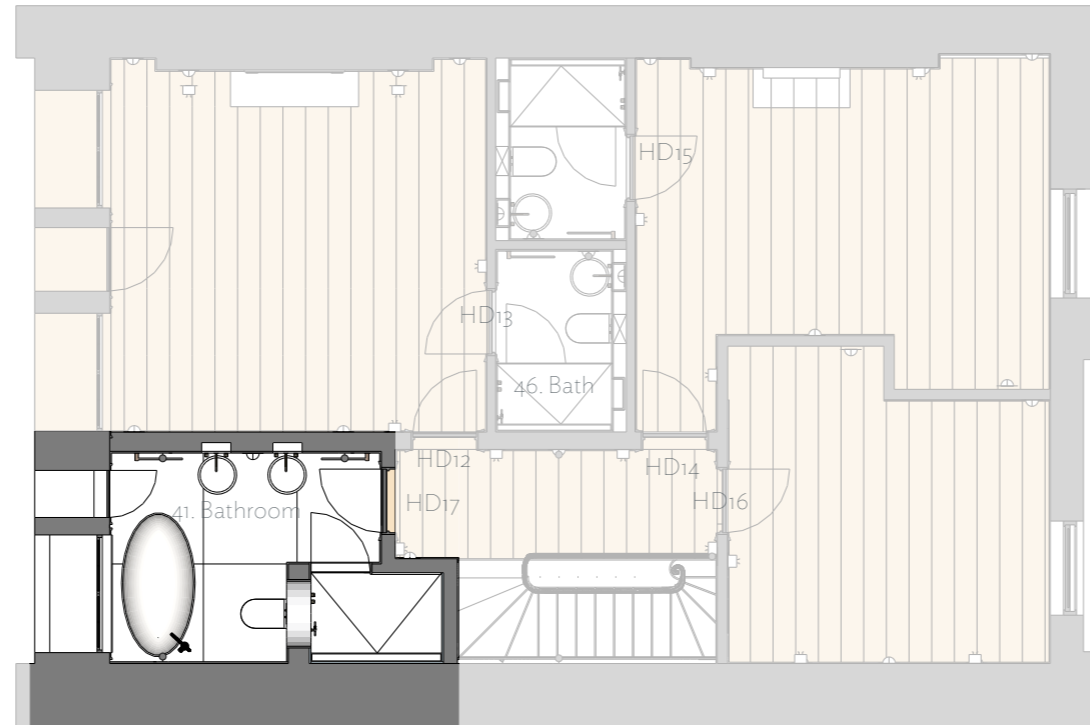


ELEVATION 03

Hallway:
Floor: New wide planks of engineered oak, set across landing
Walls: Paint or wallpaper
Skirting: Painted. New Skirting
Dado : N/A
Cornice : N/A
Ceilings : Painted. New plasterboard

Doors:
HD12: Paint, new panelled door
HD14: Paint, new panelled door
HD16: Paint, new panelled door
HD17: Paint, new panelled door

THIRD FLOOR, FINISHES
41. SHARED BATHROOM



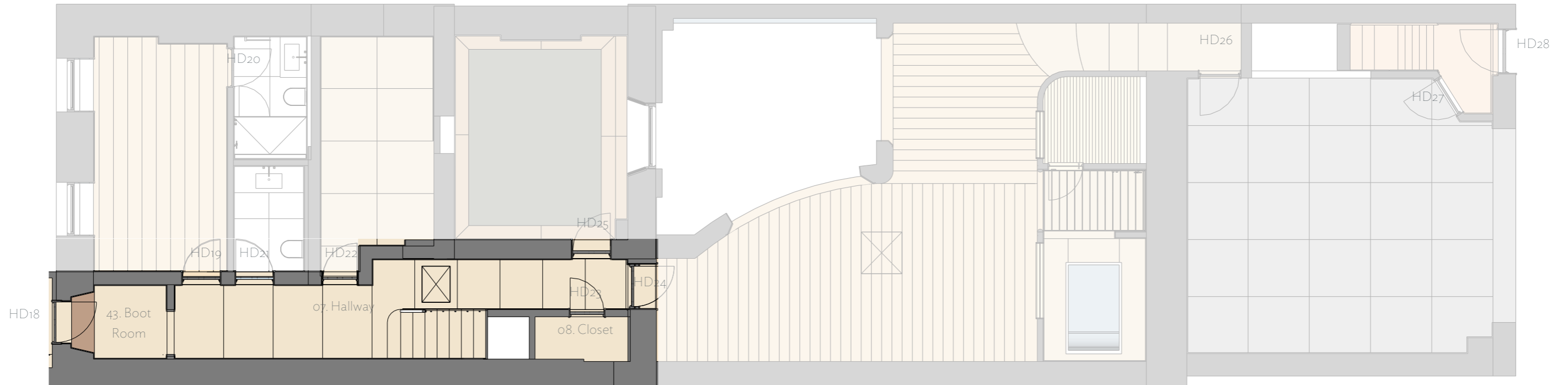
ELEVATION 03

Shared Bathroom

- Floor: Tile or marble
- Walls: Tile or marble
- Cornice: N/A
- Ceilings: Painted. New plasterboard

- Windows - Paint, retain, repair where required
- Window Joinery: Paint & marble sill

LOWER GROUND FLOOR, FINISHES
43, 07 & 08 BOOT ROOM & HALLWAY



Boot Room

Floor: Large format tile
Walls: Paint with tongue and groove panelling
Skirting: Painted. New Skirting
Dado : N/A
Cornice : N/A
Ceilings : Painted

Doors:

HD18: Existing Door, Painted
HD19: Paint, new panelled door
HD19: Paint, new panelled door

Hallway

Floor: Large format tile (note flush access panel)
Walls: Paint
Skirting: Painted. New Skirting
Dado : N/A
Cornice : N/A
Ceilings : Painted

Doors:

HD19: Paint, new panelled door
HD21: Paint, new panelled door
HD22: Paint, new panelled door
HD23: Paint, new panelled door
HD24: Paint, new panelled door
HD25: Paint, new panelled door

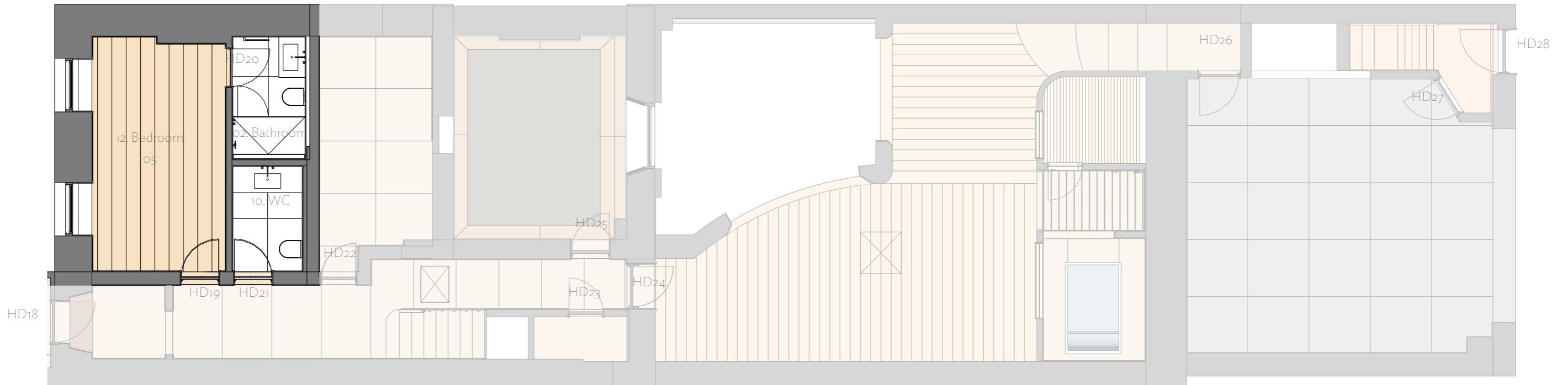
Closet

Floor: Large format tile
Walls: Paint & Joinery
Skirting: Painted. New Skirting
Dado : N/A
Cornice : N/A
Ceilings : Painted

Doors:

HD23: Paint, new panelled door

LOWER GROUND FLOOR, FINISHES
12,02 & 10 : BED & BATH 05 & WC



Bed 05

Floor: New wide planks of engineered oak, set across room
Walls: Paint or wallpaper
Skirting: Painted. New Skirting
Dado : N/A
Cornice : New, painted
Ceilings : Painted. New plasterboard

Doors :

HD19: Paint, new panelled door
HD20: Paint, new panelled door

Windows - Paint, retain, repair where required
Window Shutters: Paint
Window Radiator Cover : Paint & Metal Mesh

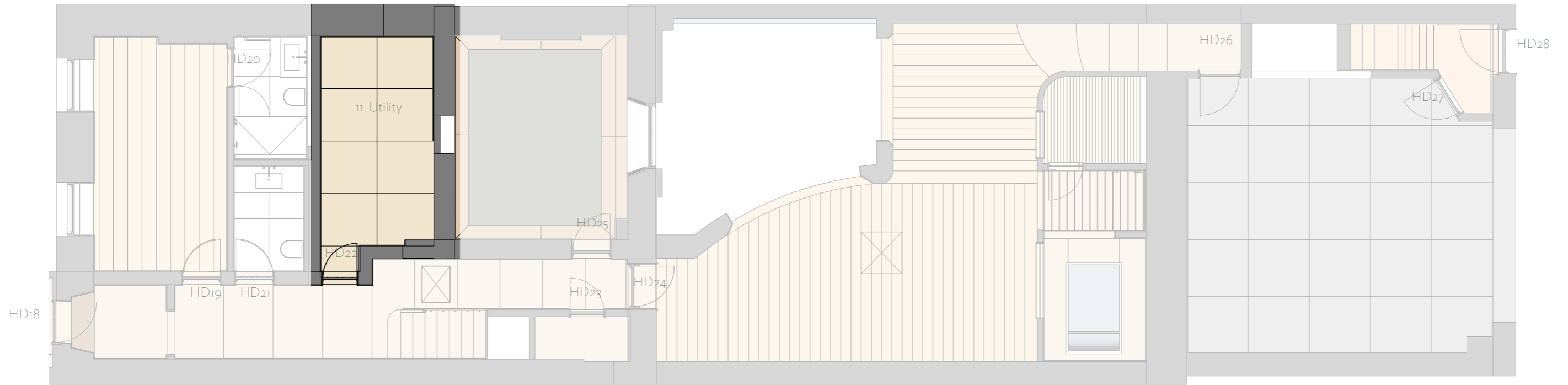
Bathroom 05

Floor: Tile or marble
Walls: Tile or marble
Cornice : N/A
Ceilings : Painted. New plasterboard

WC

Floor: Tile or marble
Walls: Tile or marble to half height, painted plaster above
Cornice : N/A
Ceilings : Painted. New plasterboard

LOWER GROUND FLOOR, FINISHES
11. UTILITY



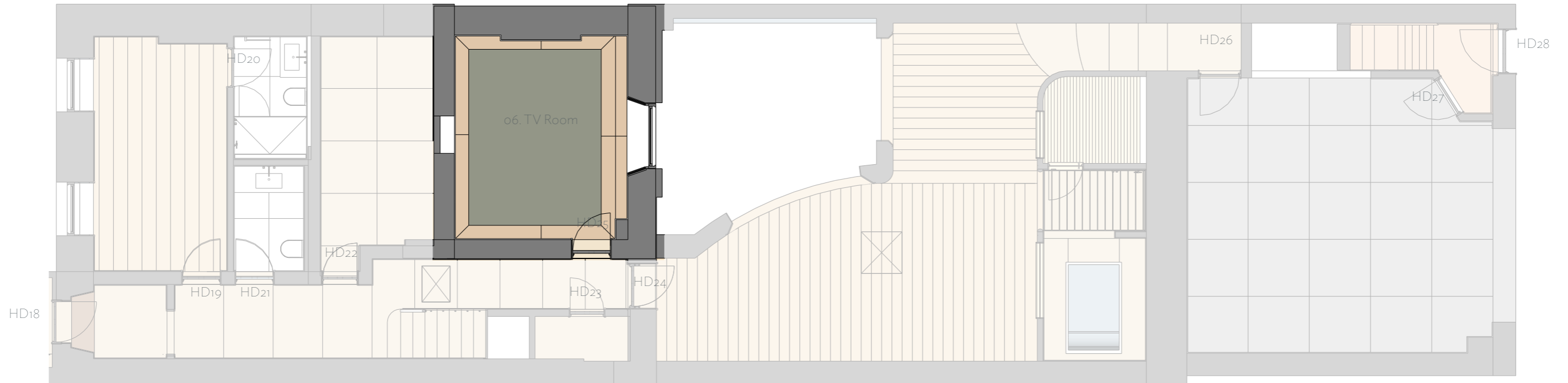
Utility

Floor: Large format tile
 Walls: tile to half height, painted plaster above
 Skirting: Painted. New Skirting
 Dado: N/A
 Cornice: N/A
 Ceilings: Painted. New plasterboard

Doors:
 HD22: Paint, new panelled door

Joinery: TBC

LOWER GROUND FLOOR, FINISHES
06: TV ROOM



TV Room:

Floor: Wide engineers timber border, with inset carpet
 Walls: Painted panels to half height, painted plaster above. Mirror to back wall, with mirrored door accessing TV equipment
 Skirting: Painted half height panels
 Cornice: N/A
 Ceilings: Painted. New plasterboard, with recessed projector & projector screen

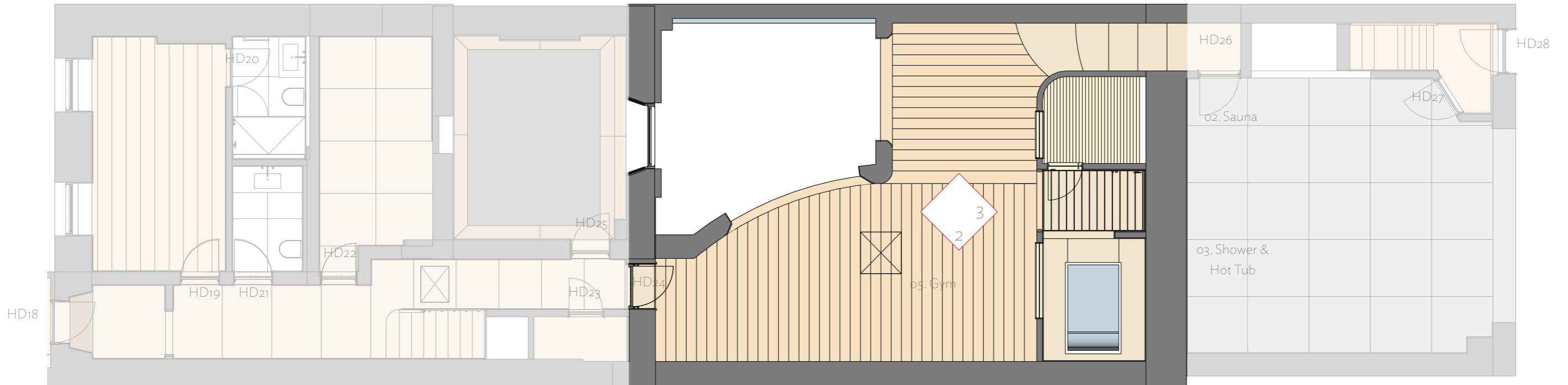
Doors:

HD25: Paint, new panelled door

Joinery: Mirrored back wall

Windows - Paint, retain, repair where required
 Window Shutters: Paint
 Window Radiator Cover: Paint & Metal Mesh

LOWER GROUND FLOOR, FINISHES
05. GYM & SPA



Gym:

Floor: Wide engineered timber floor (note access panel)
Walls: Painted or specialist plaster. Mirror to back wall, set into timber joinery with ballet bar
Skirting: Timber
Cornice: N/A
Ceilings: Painted. New plasterboard

Doors:
HD24: Paint, new panelled door
HD26: Timber flat panel door

Joinery: Mirrored back wall

Windows - New, see architects drawings
Window reveals: Timber internal reveals and frames

Steps: Timber treads & risers

Sauna:

Floor: timber slats
Walls: Timber slats and interior window
Ceilings: Timber slats

Doors:
Glass door

Joinery: timber seating & sauna oven

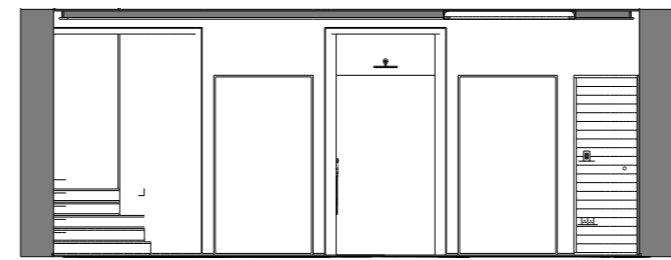
Windows - New internal window
Window reveals: Timber internal reveals and frames

Shower

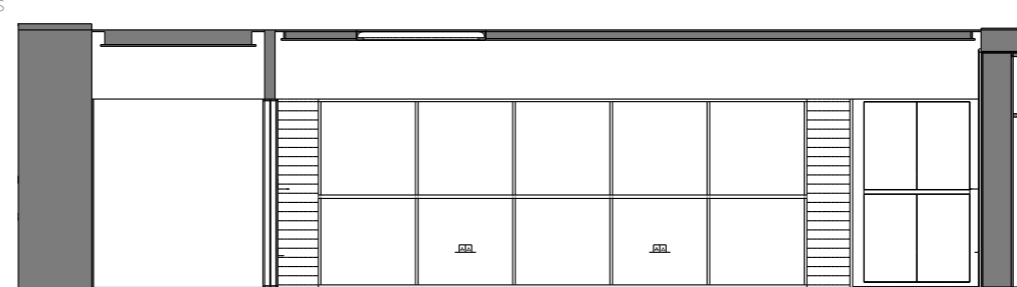
Floor: tile
Walls: tile and painted plaster at high level
Ceilings: Painted plaster

Hot tub

Floor: tile & recessed hot tub
Walls: tile and painted plaster at high level
Ceilings: Painted plaster with access panel

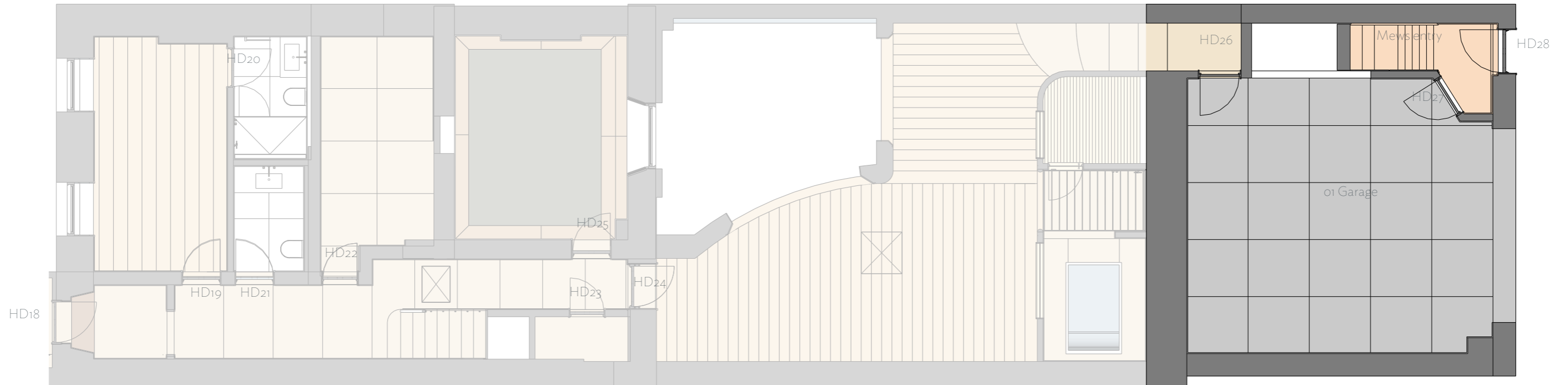


ELEVATION 03



ELEVATION 02

LOWER GROUND FLOOR, FINISHES
01. GARAGE



Garage:

Floor: Large scale tile or Epoxy paint to screed to garage, engineered timber to mews entry

Walls: Painted, with timer lining to stair wall

Skirting: tile to garage, timber to mews entry

Cornice : N/A

Ceilings : Painted. New plasterboard, with access panels

Doors :

HD26: Timber flat panel door

HD27: Timber flat panel door

HD28: Existing front door, painted

Stairs:

Timber treads & risers

Timber balustrade and wall lining

THANK YOU