

With exception of works to parapet gulleys, tile replacement, and cast iron air bricks, all external works have already secured Full Planning & Listed Building Consent under application refs. 2023/0223/P and 2023/0878/L. They have been detailed on the plans for completeness.

All external fabric repairs have already secured Listed Building Consent 2022/1811/L.

- FLOOR FINISHES KEY:**
- Floor Finish Type 01** - New Vinyl Plank Herringbone Floor  
New vinyl plank herringbone floor installed in herringbone pattern with perimeter boarder. Existing floor boards to be patched and overlaid with 6mm flooring grade plywood followed by a minimum 3mm layer of fibre reinforced leveling compound.
  - Floor Finish Type 02**  
New carpet. New boards / existing floor boards to be patched and overlaid with 6mm flooring grade plywood below.
  - Floor Finish Type 03**  
New coil matting within recessed mat well.
  - Floor Finish Type 04**  
Existing stair treads to be sanded and varnished. Risers and string to be redecorated. Floor Type 01 to landings and lobbies within stair well.
  - Floor Finish Type 06**  
New solid surface fireplace hearth.
  - Floor Finish Type 07**  
New vinyl safety flooring.
  - Floor Finish Type 08**  
New external composite decking.
  - Floor Finish Type 09**  
New anti slip painted floor finish.
  - Floor Finish Type 10** - Existing Hearth  
Existing hearth to be retained and made good where appropriate.
  - Floor Finish Type 11**  
New anti-static flooring to coms rooms.

- WALL FINISHES KEY:**
- Wall Finish Type 01** - Painted Finish Generally  
New and existing plastered walls to be decorated with water based emulsion paint.
  - Wall Finish Type 02** - Painted finish to Kitchens, WCs and Shower Areas  
New and existing plastered walls to be decorated with water based eggshell paint.
  - Wall Finish Type 03** - New tiles to wet areas (Half wall)  
New tiling installed vertically above tiled skirting up to approximately 1190mm.
  - Wall Finish Type 03** - New tiles to wet areas (Full wall) -  
New tiling installed vertically above tiled skirting
  - Wall Finish Type 04** - Painted Finish Generally with Lining Paper  
New and existing plastered walls with new lining paper to be decorated with water based emulsion paint.
  - Wall Finish Type 05** - Painted finish to Kitchens with Lining Paper  
New and existing plastered walls with new lining paper to be decorated with water based eggshell paint.
  - Wall Finish Type 06** - Painted Finish to Internal Wood Linings  
New and existing woodwork decorated with water based eggshell paint.
  - Wall Finish Type 07** - Painted Finish to Render  
New and existing rendered finishes decorated with masonry paint.

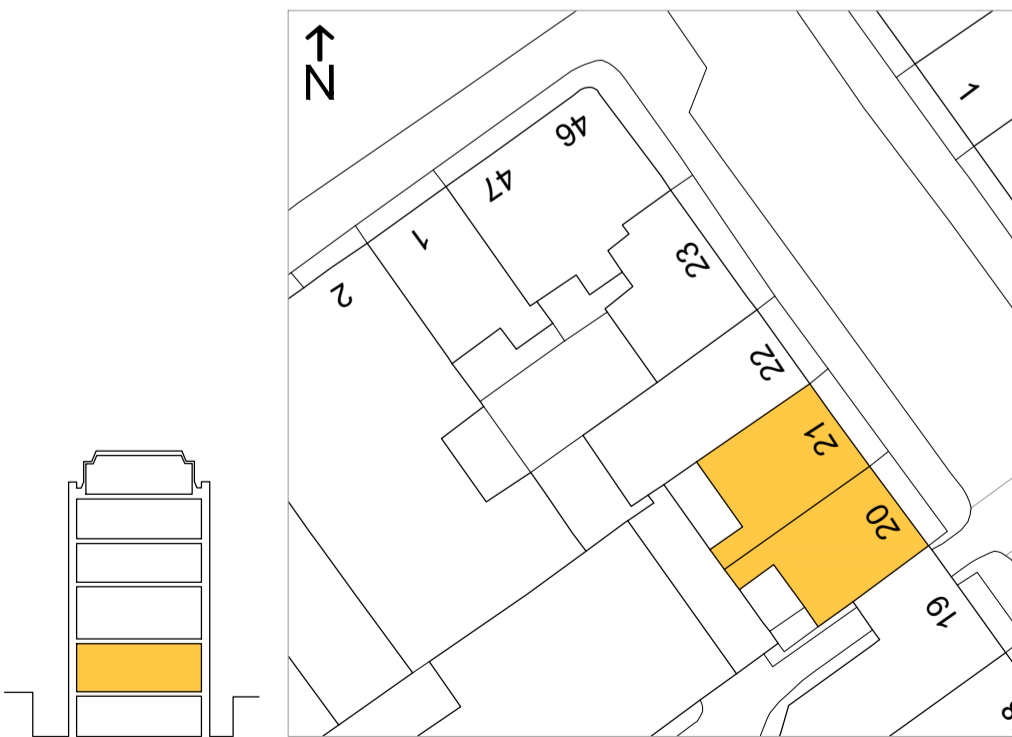
- CEILING FINISH KEY:**
- CF-01** Painted Finish Generally  
Ceiling to be decorated with emulsion paint.
  - CF-02** Painted Finish to Wet Areas  
Ceilings to be decorated with eggshell paint.

- CEILING ROSES:**
- Decorated with emulsion paint.

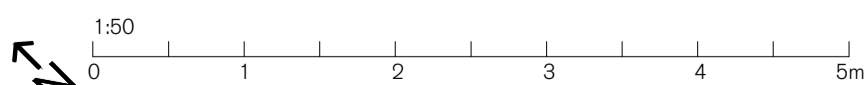
- CORNICES:**
- Decorated with emulsion paint.

- SKIRTING KEY**
- SK-01** Existing Skirting  
Existing skirting retained, prepared and redecorated with eggshell paint. New or damaged skirting to be replaced to match existing in size, material and profile.
  - SK-02** New Skirting to Ground and First Floors  
New timber skirting to match existing on floors. To be decorated with eggshell paint.
  - SK-03** New Skirting to Lower Ground and Upper Floors  
New timber skirting to match original on floors. To be decorated with eggshell paint.
  - SK-04** New Tiled Skirting to Wet Areas  
New tiled skirting to match wall tiling.
  - SK-05** New Coved Skirting to Cleaner's Cupboard & Plant  
Vinyl flooring to be used as coved skirting

- DADO RAIL KEY**
- D-01** Existing Dado Rail  
Existing dado rail retained and re-decorated with eggshell paint. Any damaged or missing section replaced to match existing in both material and appearance.



Key



SPRATLEY & PARTNERS  
7 CENTENARY BUSINESS PARK, STATION ROAD, HENLEY-ON-THAMES, OXFORDSHIRE RG9 1DS. 01491 411277  
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REV. L2  
ISSUED 26.07.24  
DESCRIPTION General note updated.

DRAWN RE  
CHECKED RE

PROJECT HOLBORN LINKS  
PROJECT 5  
20-22 SP & 46-47 BS

DESCRIPTION 20-21 SP PROPOSED GROUND  
FLOOR FINISHES PLAN

DATE JULY '21  
SCALE AT A1 1:50

STATUS PLANNING

DRAWN CW  
CHECKED RE

JOB NO 21.865

DRAWING NO PL1601

REV L2

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& P