

Schedule/Materials of Work

External -

Two electrical outlets - (occurred pre-ownership of the application) - old cabling to be removed and brick work repaired to match the existing immediate elevation

Window & External doors (courtyard only) – timber and single glazing to be repaired where possible (like for like). No replacement as part of this consent.

Kitchen

Ceiling in Kitchen to remain in situ – no cornice – no picture rail

Bathrooms

Ceilings to remain in situ – no cornice

Living Room

Cornice and skirting to match below – (size and profile) - picture rail as below



Fireplace and tiled metal grate inset with heath reinstated

Bedroom 2

Reinstate cornice profile and size as below. Reinstate skirting style and profile as below - no picture rail – suspended ceiling removed



Master bedroom

Suspended ceiling removed following water leak from flat above. Reinstall cornice, picture rail and skirting (style, profile and size) as below



Reinstall fireplace as above with tiled and metal gate inset and hearth

Study– Remove suspended ceiling. Plaster cornice to match existing profile and style as below.
Skirting to be 30mm (timber)



Hallway

Ceiling to remain in place - Plaster cornice to match existing profile and style. Skirting to be 30mm (timber) Moulded rail as below to be introduced to match profile and scale as below



Floors:

Throughout (other than bathrooms) -

Aged oak in a plain running board

Bathrooms:

Main bathroom & ensuite: tiling to be limited to the floor and wet areas (shower area and behind sink extending to height of shower area).

Ceiling rose – Victorian ceiling rose in lounge and both bedrooms. Pendant style as previous.

All internal Doors –

DOORS STYLE PROPOSED:

<https://www.expressdoorsdirect.co.uk/internal-doors/white-internal-doors/windsor-primed-white-door>

All internal walls as set out in the submitted plans to be reinstalled with a lime plaster.

Cornice –

Lounge & Bedroom 1 -Dentil cornice matching (scaled) existing profile as identified in Lounger picture above. Speak to the other flats and match measurements if required.

Secondary – cornice to match existing. The surviving portion in the study is to be measured repaired and retained. All to match in Bedroom 2 and Hallway.

